

Application number: 20/01891/FLH

Application location: 9 Cavendish Walk, Epsom, Surrey, KT19 8AP

Application description: Proposed single storey rear extension

Site description

This application relates to a 3 storey mid-terrace town house situated on the south-west side of Cavendish Walk within the Horton park hospital redevelopment area now known as Livingston Park.

The site is not listed or located within a conservation area. It is however located within land designated as green belt land.

Proposal

The applicant is seeking planning permission for a new single storey rear extension.

The proposed single storey rear extension would be 1.9 metres in width; 2.3 metres in height to the eaves; 3.4 metres in height to the roof ridge; and 2.7 metres in depth

Consultations

7 neighbouring properties were consulted and no representations have been received.

Relevant planning history

N/A

Planning Policy

National Planning Policy Framework (NPPF) 2019

Householder Design Guidance 2004

Local Development Framework – Core Strategy 2007

- Policy CS01 - General Policy
- Policy CS05 - The Built Environment

Development Management Policies Document – 2015

- Policy DM09 - Townscape Character and Local Distinctiveness
- Policy DM10 - Design Requirements

Planning considerations

Impact on green belt

Policy DM3 states that the extension of buildings within the green belt will only be supported where the extension is no more than 30% of the original volume of the building and is found to comply with Policy DM3 of the Development Management Policies Document 2015 and would be acceptable in terms of impacts upon the openness of the greenbelt.

Design and Character

The NPPF promotes attractive environments by creating well-designed buildings in terms of appropriate massing, bulk, materials and details, and in doing so, raising the profile of the borough in a positive way.

Paragraph 3.7.5 of the Core Strategy states that new development should enhance and complement local character, and be capable of integrating well into existing neighbourhoods. Paragraph 3.7.6 goes on to state that The Council will expect developments to be of a high quality, creating a safe environment which enhances the public realm and which positively contributes to the townscape.

Policy CS05 also states that the settings of heritage assets such as historic buildings, conservation areas, archaeological remains, ancient monuments, parks and gardens of historic interest will require higher standards of design to protect and enhance these assets.

DM10 (Design Requirements for New Developments) identifies the most essential elements which contribute toward the character and local distinctiveness of a street or an area which should be respected, maintained or enhanced, and includes the following:

- Prevailing development typology, including house type, sizes, and occupancy;
- Prevailing density of the surrounding area;
- Scale, layout, height, form, massing;
- Plot width and format which includes spaces between buildings;
- Building line build up, set back, and front boundary; and
- Typical details and key features such as roof forms, window format, building materials and design detailing of elevations, existence of grass verges etc.

The proposed single storey rear extension would not be visible from the streetscene and single storey extensions are common in the surrounding area. The extension would be an infill extension to an existing rear extension and would not exceed this original depth of the extension. The design and appearance of the extension is in keeping with the existing property. Due to the obscure location and modest height and scale the extension would have a negligible impact upon the setting of surrounding area and therefore would not have any unacceptable impacts upon the setting of the property. As such, the proposal would be acceptable in terms of design and character.

Impact on Amenity

Policy CS of the Core Strategy and Development Management Policy DM seeks to safeguard residential amenities in terms of privacy, outlook, sunlight/daylight, avoidance of visual intrusion and noise and disturbances.

The main dwelling to consider in an assessment of the impacts upon neighbouring amenity are the neighbouring properties at No. 7 Cavendish Walk to the south of the site and No. 11 Cavendish Walk to the north of the site.

The proposed extension would act as an infill extension to the side of the existing rear outrigger at the property. It would not extend beyond the rear of the existing single storey rear element of the property and therefore the proposed extension would not result in any significant increase in overbearing, overshadowing or daylighting/sunlighting to No. 11 Cavendish Walk from that which already exists at the property.

The proposed extension would be 2.7 metres in depth and would abut the boundary of No. 7 Cavendish Walk the extension would be of a modest height and depth and would not be considered to result in any unacceptable impacts in terms overbearing, overshadowing or daylighting/sunlighting

The proposed extension would not result in the creation of any new windows or openings above ground floor level and it would not include any additional vantage points. The proposal would therefore not be considered to result in any unacceptable impacts in terms of overlooking.

Recommendation: APP

Planning permission is granted subject to the following conditions:

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason: To comply with Section 91(1) of the Town and Country Planning Act 1990 as amended by Section 51 (1) of the Planning and Compulsory Purchase Act 2004.

2. The development hereby permitted shall be carried out in accordance with the following approved plans:

RB/CW/PL02 - Proposed Elevations, Floor Plan and Block Plans

Reason: For the avoidance of doubt and to ensure that the development is carried out in accordance with the approved plans to comply with Policy CS5 of the Core Strategy (2007).

3. The development hereby permitted shall be constructed entirely of the materials as detailed on the schedule of materials on the planning application form

Reason: To secure a satisfactory appearance in the interests of the visual amenities and character of the locality in accordance with Policy CS5 of the Core Strategy (2007) and Policies DM9 and DM10 of the Development Management Policies 2015.

Informative(s):

- 1 In dealing with the application the Council has implemented the requirement in the National Planning Policy Framework to work with the applicant in a positive and proactive way. We have made available detailed advice in the form of our statutory policies in the Core Strategy, Supplementary Planning Documents, Planning Briefs and other informal written guidance, as well as offering a full pre-application advice service, in order to ensure that the applicant has been given every opportunity to submit an application which is likely to be considered favourably.
- 2 Your attention is drawn to the need to comply with the relevant provisions of the Building Regulations, the Building Acts and other related legislation. These cover such works as - the demolition of existing buildings, the erection of a new building or structure, the extension or alteration to a building, change of use of buildings, installation of services, underpinning works, and fire safety/means of escape works. Notice of intention to demolish existing buildings must be given to the Council's Building Control Service at least 6 weeks before work starts. A completed application form together with detailed plans must be submitted for approval before any building work is commenced.
- 3 You have been granted planning permission to build a residential extension. When undertaking demolition and/or building work, please be considerate to your neighbours and do not undertake work before 8am or after 6pm Monday to Friday, before 8am or after 1pm on a Saturday or at any time on Sundays or Bank Holidays. Furthermore, please ensure that all vehicles associated with the construction of the development hereby approved are properly washed and cleaned to prevent the passage of mud and dirt onto the adjoining highway. You are advised that the Council does have formal powers to control noise and nuisance under The Control of Pollution Act 1974, the Clean Air Acts and other relevant legislation. For further information and advice, please contact - Environmental Health Department Pollution Section.
- 4 The Party Wall Act 1996 requires a building owner to notify, and obtain formal agreement from, any adjoining owner, where the building owner proposes to:
 - carry out work to an existing party wall;
 - build on the boundary with a neighbouring property;
 - in some circumstances, carry out groundwork's within 6 metres of an adjoining building.Notification and agreements under this Act are the responsibility of the building owner and are quite separate from Building Regulations, or Planning Controls. The Building Control Service will assume that an applicant has obtained any necessary agreements with the adjoining owner, and nothing said or implied by the Council should be taken as removing the necessity for the building owner to comply fully with the Party Wall Act. Further information and advice is to be found in "The Party Walls etc. Act 1996 - Explanatory Booklet".

