

DELEGATED REPORT

Application Number: 20/01923/FLH

Application Site: 10A Grosvenor Road, Epsom,
Surrey, KT18 6JQ



Proposal: Erection of single storey rear extension with roofspace accommodation, single storey infill extension, single storey side extension and rebuild and attach garage to main building

Target Date: 24/02/2021

PLANNING POLICY

National Planning Policy Framework (NPPF) (February 2019)

Local Development Framework Core Strategy (July 2007)

Policy CS5 – The Built Environment

Development Management Policies Document (September 2015)

Policy DM9 – Townscape Character and Local Distinctiveness

Policy DM10 – Design Requirements for New Developments (including House Extensions)

Householder Applications SPG (January 2004)

PREVIOUS RELEVANT HISTORY

05/01331/FUL	Erection of chalet bungalow and detached double garage	Application Permitted 25/05/2006
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CONSULTATIONS

5 neighbouring properties have been consulted and no representations have been received to date.

SITE AND SURROUNDINGS

1. The site comprises a detached chalet bungalow built on backland development located on the south side of Grosvenor Road, behind No. 10 Grosvenor Road.
2. The surrounding area is predominantly residential in character and appearance consisting of a mix of dwelling size and style.
3. The site does not contain a Listed Building and is not located within a Conservation Area.

PROPOSAL

4. The application proposes the erection of a single storey rear extension with roofspace accommodation, single storey infill extension, single storey side extension and rebuild and attach garage to main building.

ASSESSMENT

5. The main issues for consideration in relation to this application are as follows:

Impact upon Character and Appearance

6. The National Planning Policy Framework (NPPF) (2019) attaches great importance to the design of the built environment. Paragraph 130 states that permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area.
7. Paragraph 3.7.5 of the Council's LDF Core Strategy (2007) sets out that new development should enhance and complement local character, and be capable of integrating well into existing neighbourhoods. Paragraph 3.7.6 states 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.
8. Policy DM10 (Design Requirements for New Developments (including House Extensions)) of the Council's LDF Development Management Policies Document (2015) states that development proposals will be required to incorporate good design. The most essential elements identified as contributing to the character and local distinctiveness of a street or an area which should be respected, maintained or enhanced include, but are not limited, to 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.
9. The proposed single storey rear extension would have a depth of approximately 4 metres. The existing dual pitched roof form would be extending rearwards. This would reflect and relate to the original roof form.
10. The proposed single storey infill extension would have a depth of approximately 9.4 metres and a width of approximately 3.75 metres. It would be designed with a flat roof form to a maximum height of approximately 2.33 metres. The existing conservatory structure would be demolished.
11. The proposed single storey side extension serving a porch and utility room would have a depth of approximately 7.48 metres and a staggered width of between 1.65 metres and 1.8 metres. It would be designed with a flat roof form to a maximum height of approximately 2.33 metres.

12. The proposed footprint would be changed from a 'L' shape to a rectangular shape. The proposed single storey rear extension and single storey infill extension would not be visible from the streetscene, and the proposed single storey side extension would not be highly visible from the streetscene due to the original bungalow being a backland development.
13. It is acknowledged that the depth of the single storey rear extension would exceed the recommended depth guidelines set out in the Council's Householder Applications SPG, however it is not considered to be excessive or out of keeping with the general pattern of development.
14. The proposed garage would have a depth of approximately 6.16 metres and a width of approximately 5.46 metres. It would have a height of approximately 3.5 metres. This height would largely match the existing eaves height of the host dwelling due to the garage being sited on a lower gradient due to the land incline.
15. It is noted that the rear garden would be reduced in size, however the proposed extensions would utilise less than 50% of the existing rear garden, therefore still providing adequate private amenity space.
16. The proposed materials and finishes would be in keeping with those existing which would ensure that the proposed extensions integrate with the host dwelling.
17. As such, it is considered that the proposal not detract from the character and appearance of the host dwelling or the visual amenities of the surrounding area and would comply with Policy CS5 (The Built Environment) of the LDF Core Strategy (2007) and Policies DM9 (Townscape Character and Local Distinctiveness) and DM10 (Design Requirements for New Developments (including House Extensions)) of the LDF Development Management Policies Document (2015).

Impact upon Neighbouring Residential Amenity

18. Policy DM10 (Design Requirements for New Developments (including House Extensions)) Council's LDF Development Management Policies Document (2015) seeks to safeguard residential amenities in terms of privacy, outlook, daylight/sunlight and, noise and disturbance. The main dwellings to consider in any assessment of the impacts upon the residential amenities of neighbouring properties are No's. 6A, 12 and 12A Grosvenor Road.
19. The proposed single storey rear extension would retain an adequate set in distance from the shared boundary with No. 6A Grosvenor Road. It is considered there may be some overshadowing and loss of daylight/sunlight to the front of No. 6A Grosvenor Road, however by reason of the set in distance and the modest eaves height, any impact is not considered to be significant enough to warrant grounds for refusal.
20. The proposed single storey side and infill extensions would have a maximum height of approximately 2.3 metres, therefore there is not considered to be any significant impact upon neighbouring residential amenities to No's. 12 and 12A Grosvenor Road.

21. The proposed rooflights, by reason of their angle and height, are not considered to cause any undue overlooking or issues regarding privacy.

22. As such, it is considered that the proposal would not have any detrimental impact upon the residential amenities of neighbouring properties in terms of loss of natural light, overshadowing, loss of privacy, overlooking or loss of outlook and would comply with Policy DM10 (Design Requirements for New Developments (including House Extensions)) of the LDF Development Management Policies Document (2015).

RECOMMENDATION:

Approve subject to the following condition(s):

1. The development hereby permitted shall begin 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:

Proposed Front & Rear Elevations (Received 04/01/2021)

Proposed East & West Elevations (Received 04/01/2021)

Proposed Floor Plans (Received 04/01/2021)

Site Location Plan (Received 04/01/2021)

Reason: For the avoidance of doubt and in the interest of proper planning.

3. The materials and finishes of the external walls and roof of the development hereby permitted shall match in colour and texture those of the existing building, or such other materials shall have been approved in writing by the Local Planning Authority, and shall thereafter be retained as such.

Reason: To ensure a satisfactory appearance on completion of the development in accordance with Policy CS5 (The Built Environment) of the LDF Core Strategy (2007) and Policies DM9 (Townscape Character and Local Distinctiveness) and DM10 (Design Requirements for New Developments (including House Extensions)) of the LDF Development Management Policies Document (2015).

4. The roof of the single storey side and infill extensions hereby permitted shall not be converted or used as a balcony or a sitting out area, and no access shall be gained except for maintenance purposes.

Reason: To protect the amenities and privacy of the adjoining residential properties in accordance with Policy DM10 (Design Requirements for New Developments (including House Extensions)) of the LDF Development Management Policies Document (2015).

INFORMATIVES:

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".

Signature of Case Officer:	EC
Date:	17/02/2021

