

Application number: 20/01927/FLH

Application location: 25E Manor Green Road Epsom Surrey KT19 8RA

Application description: Erection of detached rear single story outbuilding to be used as a home office and occasional "granny annex".

Site description

The application property is located on the southern side of Manor Green Road.

The site is currently occupied by an inter-war period, detached bungalow, which benefits. From a detached single garage, located to the rear, and set on the flank boundary. The surrounding area comprises largely similar period semi-detached and detached properties.

The existing property is not listed nor is it located within a conservation area.

Proposal

The applicant is seeking planning permission for the erection of a single storey outbuilding (home office/annexe) in the rear garden.

The proposed outbuilding would be set back 2m from the eastern flank boundary and between 2m and 2.68m from the angled rear (southern) boundary. It would be set back approximately 8m from the western flank boundary

It would have a rectangular footprint, 4m in depth and 6m in length, with timber elevations under a felt/shingled pitched roof, with an overall height of 3.9m and an eaves height of 2.4m. The roof would incorporate two front facing dormers.

Consultations

Five neighbouring properties were consulted, and to date (22.02.2020), no letters of objection have been received.

Relevant planning history

None relevant

Planning Policy

National Planning Policy Framework (NPPF) 2019

Householder Design Guidance 2004

Local Development Framework – Core Strategy 2007

- Policy CS1 – General Policy
- Policy CS5 - The Built Environment

Development Management Policies Document – 2015

- Policy DM9 - Townscape Character and Local Distinctiveness
- Policy DM10 - Design Requirements
- Policy DM16 - Backland Development

Planning considerations

Principle of Development

In accordance with the submitted drawings, the proposed outbuilding would comprise a home office/granny annexe

It is unlikely that the proposed outbuilding would be used as a self-contained residential unit.

Officers consider that the provision of a self-contained residential unit would be out of keeping with the character and appearance of the surrounding area. In any event, it is considered that outbuilding should be incidental to the enjoyment of the main dwellinghouse and this would be secured via a planning condition, should planning permission be granted.

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. 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 outbuilding would not be visible from the street scene. The proposed materials pallet is considered appropriate. It would have an overall height of 3.9m, and therefore would not be of a bulk or massing that would be considered to have any significant impacts upon the character or appearance of the property or the surrounding area and would therefore be acceptable in terms of character and appearance.

The proposal would therefore comply with Policy CS5 and Policy DM10.

Impact on Amenity

Policy CS5 of the Core Strategy and Development Management Policy DM10 seeks to safeguard residential amenities in terms of privacy, outlook, sunlight/daylight, avoidance of visual intrusion and noise and disturbances.

The main dwellings to consider in an assessment of the impacts upon neighbouring amenity are the adjacent neighbouring properties at No 27 and 25d Manor Green Road, and Nos 91 -95 Westhill Avenue which abut the rear garden boundary

The proposed outbuilding would be set back sufficiently from the respective flank boundaries (minimum 2m, maximum 8m) , and the rear elevation would have a single obscurely glazed window, to prevent loss of privacy or overlooking. The overall height of 3.9m would prevent the building from being a visually dominant element in their respective outlooks.

The proposed outbuilding would therefore be acceptable in terms of neighbouring amenity and would therefore accord with Policy DM 10.

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:

Proposed plans and elevations dated 31.12.2021

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 drawing : Proposed plans and elevations dated 31.12.2021

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.

4. Before any occupation of the development hereby permitted, the rear window shall be constructed so that no part of the framework less than 1.7m above finished floor level shall be openable. Any part below that level shall be fitted with, and retained in, obscure glazing of a patterned type only which shall thereafter be retained as such. Obscure glazed windows should be obscured to minimum of level 3 of the Pilkington Scale. The use of any type of film or material affixed to clear glass is not acceptable for the purposes of this Condition.

Reason: To protect the amenities and privacy of the adjoining residential properties in accordance with Policy DM10 of the Development Management Policies Document 2015.

5. The outbuilding hereby permitted shall be used solely for purposes ancillary to the occupation and enjoyment of the existing property as a dwelling and shall not be occupied as an independent planning unit or any other planning use class including industrial workshop.

Reason: In the interests of preserving the separate planning unit and ensuring that the development conforms to Policies CS5 (The Built Environment) of the Core Strategy 2007, Policy DM10 (Design Requirements for New Developments including House Extensions), DM16 (Backland Development) of the Development Management Policies Document 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".