

Application number: 21/00051/FLH

Application location: 2 Shadbolt Close, Worcester Park, KT4 7BT

Application description: Proposed single storey side utility extension. Proposed front infill extension. Proposed front & side dormers. Proposed rear dormer with balcony. Proposed side rooflights.

Site description

The property is located within a land designated as built up area. The site is comprised of a bungalow which forms part of a row of ten bungalows located within the southern part of Shadbolt Close. Bungalows have relatively wide front gardens/ driveways.

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

Proposal

The applicant is seeking planning permission for a proposed single storey side utility extension which is replacing an existing side projection and the erection of a front infilling extension. The proposal also involves proposed front & side dormers and rear dormer with balcony. Side rooflights are also part of the proposal.

The roof extension would maintain the hipped roof form and the existing ridge and eaves height.

Consultations

7 neighbouring properties have been consulted and 2 representations have been received from No. 50 The Avenue and No. 3 Shadbolt Close that can be summarised as below:

- Adverse Visual Impact
- Contrary to Local Plan Policies
- Impact on Character
- Impact on Neighbour Amenities
- Loss of Outlook
- Impact on Drainage, Flooding
- Loss of privacy, loss of light

Relevant planning history

None relevant.

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 DM5 - Trees and Landscape
- Policy DM09 - Townscape Character and Local Distinctiveness
- Policy DM10 - Design Requirements

Planning considerations

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.

This part of the street is made of bungalow of similar design but from our record it appears that none have had loft conversion and dormer windows inserted.

While it is acknowledged that the proposed front infilling extension would add some bulk and massing to the dwelling, the proposed depth of the extension is not considered to be overly dominant or considerably disproportionate to warrant refusal when viewed within the context of surrounding built form of neighbouring dwellings. As a further mitigation, the proposal will maintain the existing roof eaves and ridgeline level. By virtue of this, the additional bulk would not result in the dwelling looking cramped within its site and the side extensions would appear subservient to the original house when viewed from the front.

The proposed increase in the volume of the main roof would be modest and not readily visible. The proposed front and side dormer windows and side rooflight would be visible in the street scene while the proposed rear dormer would not readily visible from the street scene.

The dormer windows would be discreet, set down from the ridge, and not be wider than 2m as required by the Householder Guidance SPD and therefore no objections are raised in terms of Policy DM10. Overall, the addition of dormer windows and front extension would not significantly alter the appearance or perceived scale and massing of the dwelling, or have a materially harmful impact on the character and appearance of the wider area.

Subject to a condition being imposed which would require that the materials are matching it is overall considered that the proposed extensions and dormer windows would not appear unduly prominent in the street-scene and would contribute to the character and appearance of this locality.

Given the proposed size, scale and design of the extensions as a whole, it is considered not having significant harm upon the visual appearance of the host dwelling or the character of the area in accordance with Policy DM9 and DM10 of the Development Management Policies -2015

Impact on Amenity

Policy DM10 states that extensions must have regard to the amenities of occupants and neighbours, including in terms of privacy, outlook, sunlight/daylight, and noise and disturbance.

In addition to the above, the NPPF sets out the view of the Government in respect of good design, indeed this is noted as forming a key aspect of sustainable development as it can contribute positively to making places better for people.

In particular paragraph 130 outlines 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 and the way it functions’

The comments and concerns received from No. 3 Shadbolt Close and No. 50 The Avenue with regards to the possible overlooking, overshadowing have been noted.

The extension would maintain the existing roof's eaves and ridgeline level at respectively approximately 3 and 7.35 m. Having regard to the proposed roof's heights and taking into consideration that the roof is pitching away from No.3 it is on balance considered that the proposal would not result in any significant harm to the residential amenity of No. 3 to warrant a refusal of this planning application. As a further mitigation, it is noted that the retained extended side elevation wall is located approx. 1.5m from the shared boundary and that the proposed extension would be separated from No.3 side and front elevation walls with an existing single storey garage.

In terms of privacy, whilst the front dormer window would allow some overlooking to parts of the front garden of No. 50 the Avenue, the degree of overlooking would be consistent with a neighbouring relationship generally expected between residential properties.

It is overall considered that given the existing relationship between the application dwelling and the neighbouring dwellings, given the limited depth and height of the proposed front and side extensions that the proposal would not have any significant impact upon the

adjoining properties amenities with regard to overbearing, overlooking or loss of privacy and loss of light.

Some overlooking of No. 3 and 1 The Avenue would occur from the proposed side dormer windows and rooflights. It is therefore considered reasonable to add a condition for these windows to be obscure glazed and non-opening below a height of 1.7 metres when measured from internal floor level to ensure that the window would not result in any overlooking or a loss of privacy to No. 1 and 3.

No planning objection is raised with regard to any material impact on neighbouring residential amenity. The proposal, therefore complies with policy DM10 of the Borough's Development Management Document (2015).

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:

20/1154 – Plans elevations as proposed - received 13th January 2021
20/1153 – Plans elevations as existing - received 13th January 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 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 and those listed in the submitted application form and shall thereafter be retained as such.

Reason: To ensure a satisfactory appearance on completion of the development in accordance with Policy DM10 (Design Requirements for New Developments including House Extensions) of the LDF Development Management Policies Document Adopted October 2015.

4. The proposed window at roof level in the side roof slopes (west and east facing towards side elevation walls of No. 1 and 3 Shadbolt Close) shall be permanently glazed with obscure glass not less than level 3 on the standard scale of obscurity and shall thereafter be maintained and permanently fixed shut. Any openable part must be set at 1.7m above the floor of the room serve and thereafter maintained, with the exception of any top hung fanlight(s).

Reason: In the interests of privacy, and in order that the development accords with Policy DM10 of the Borough's Development Management Document (2015).

5. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking or re-enacting this Order) no windows or other openings (other than those hereby approved) shall be formed in the side walls of the extensions hereby approved without the prior written consent of the Local Planning Authority.

Reason: To protect the amenities and privacy of the occupiers 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 Adopted October 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 groundworks 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".