

Planning report

Application number: 22/00055/NMA

Application location: Land to Rear Of 38 Woodlands Road Epsom Surrey KT18 7HW.

Proposal: Non-material amendment of planning permission 20/01514/FUL dated 01/06/2021 (Erection of one detached 2-bedroom bungalow) to allow removal of one entrance door, widening of patio door, reconfigurations of windows, addition of 2x Velux window and internal alteration.

Planning history

Application Ref No:	Description	Decision	Decision Date
20/01514/FUL	Erection of one detached 2-bedroom bungalow	Application Permitted	01.06.2021

Comments from third parties

Not applicable to a non-material amendment application

Consultations

None

Planning policy

Key policy documents

National Planning Policy Framework (NPPF) 2019

Core Strategy 2007

CS1 – General policy

CS2 – Green belt

CS3 - Biodiversity and nature conservation

CS5 - The built environment

CS6 - Sustainability in new developments

CS16 - Transport and travel

Development Management Policies Document

DM4 - Biodiversity and new development

DM5 - Trees and landscape

DM9 - Townscape character/distinctiveness

DM10 - Design for new developments

DM12 - Housing standards

DM16 – Backland Developments

DM35 - Transport and new development

DM36 - Sustainable transport - new development

DM37 – Parking Standards

Parking Standards for Residential Development SPD 2015

Planning considerations

Site description

The application site is vacant rectangular plot of land, to the rear of No 38 and 38A Woodlands Road, which is a semi-detached Victorian house located within the built-up area, in Epsom, where a redevelopment of a site can be considered acceptable in principle subject to compliance with all relevant policies of the local plan and national policy framework.

Woodlands Road and the surrounding roads are predominantly residential and they are characterised by inter-war bungalows, semi-detached two storey houses with no distinct pattern in terms of plot size, layout or appearance. The site is separated from Nos 38, 38A and 37 Woodlands Road, by access footpath, which runs along the eastern flank of 38 Woodlands Road and shared boundary line with No. 37. This footpath provides the sole access to the site at the rear of Nos 38 and 38A Woodlands Road.

The site is flanked to north by the rear garden of No 53, to the east is the rear garden of No 37 Woodlands Road, and to the south is the rear garden of No 38 and 38A Woodlands Road.

The existing property is not listed or is it located within a Conservation Area.

Proposal

This application seeks a non-material amendment of planning permission 20/01514/FUL dated 01/06/2021 (Erection of one detached 2-bedroom bungalow) to allow removal of one entrance door, widening of patio door, reconfigurations of windows, addition of 2x Velux window and internal alteration..

There is no statutory definition of 'Non-Material'. This is because it is dependent on the context of the overall scheme. The Local Planning Authority must be satisfied that the amendment sought is non-material to grant an application under S96a.

Impact on visual amenity

The proposed amendment and alteration would be located on the fenestration with minimal visual changes to the appearance of the dwelling. Given the nature of the proposed amendment, location of the development within the site and having no impact on the character of the property within the street scene.

The proposed alteration and amendment would not increase the size and volume of the approved scheme and would not result in changes that would

represent a visual alteration of the approved scheme, and not requiring assessment of the amendment upon visual appearance or visual amenity.

The proposed amendment is, therefore, considered having no material impact on the approved scheme (20/01514/FUL); and therefore, comply with Policy CS1, CS2 and CS5 of the Borough's Core Strategy (2007) and DM4, DM9 and DM10 of the Development Management Policies Document (2015).

Impact on neighbour amenity

The proposed amendment would have no material impact upon residential amenity of neighbouring occupiers, concerning loss of natural daylight or overbearing, therefore it is considered constituting a 'Non-Material Amendment'.

For the above reasons, the proposed therefore comply with Policy DM10 of the Development Management Policies Document (2015).

Conclusion

The proposed amendment is recommended for Approval.

Recommendation: PER

Conditions:

Condition 2 of Planning consent has been replaced with the revised plans :

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

WR01, WR02, 2132-WR03 Rev A (dated Jan 2022), 2134-WR04 Rev A (dated Jan 2022), WR05 (all dated 15/10/2020), Design & Access Statement by Oakton (dated October 2020) and Planning Statement (October 2019).

Reason: For the avoidance of doubt and in the interests of proper planning as required by Policy CS5 of the Core Strategy 2007.

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 developer is reminded that it is an offence to allow materials to be carried from the site and deposited on or damage the highway from uncleaned wheels or badly loaded vehicles. The Highway Authority will seek, wherever possible, to recover any expenses incurred in clearing, cleaning or repairing highway surfaces and prosecutes persistent offenders. (Highways Act 1980 Sections 131, 148, 149).
- 5 Section 59 of the Highways Act permits the Highway Authority to charge developers for damage caused by excessive weight and movements of vehicles to and from a site. The Highway Authority will pass on the cost of any excess repairs compared to normal maintenance costs to the applicant/organisation responsible for the damage.
- 6 Notwithstanding any permission granted under the Planning Acts, no signs, devices or other apparatus may be erected within the limits of the highway without the express approval of the Highway Authority. It is not the policy of the Highway Authority to approve the erection of signs or other devices of a non-statutory nature within the limits of the highway.
- 7 The permission hereby granted shall not be construed as authority to obstruct the public highway by the erection of scaffolding, hoarding or any other device or apparatus for which a licence must be sought from the Highway Authority Local Highways Service
- 8 This form of development is considered liable for the Community Infrastructure Levy (CIL). CIL is a non-negotiable charge on new developments which involve the creation of 100 square metres or more

of gross internal floorspace or involve the creation of a new dwelling, even when this is below 100 square metres. The levy is a standardised, non-negotiable charge expressed as pounds per square metre, and are charged on the net additional floorspace generated by a development. You will receive more information regarding the CIL in due course. More information and the charging schedule are available online <http://www.epsom-ewell.gov.uk/NR/exeres/74864EB7-F2ED-4928-AF5A-72188CBA0E14,frameless.htm?NRMODE=Published>.

Officer: Ade Balogun

Date: 28th February 2022