

Planning report

Application number: 22/00057/FLH

Application location: 1 De Mel Close, Epsom Surrey KT19 0QF

Proposal: Two storey side extension with covered way to rear elevation.

Planning history

Application Ref No:	Proposal	Decision	Decision Date
06/00288/FUL	Erection of a rear conservatory.	Application Permitted	10.07.2006
06/00090/FUL	Erection of a conservatory adjacent to garage.	Application Refused	12.07.2006

Comments from third parties

4 nearby neighbours were consulted. Two representations were received from neighbouring site.

Comment:

The neighbour raised the following concern and issues

1. The proximity of the side extension and the high-level window/door of the Juliet balcony and impact on privacy.
2. Land encroachment.

Consultations

None

Planning policy

Key policy documents

National Planning Policy Framework – 2021

Core Strategy 2007

CS1 – General Policy

CS5 - The built environment

Development Management Policies Document

DM9 - Townscape character/distinctiveness

DM10 - Design for new developments

Householder design guidance 2004

Planning considerations

Site description:

The application site is located on the northern side of De Mel Close, with a two-storey narrow detached dwelling with a hipped roof. The property is characterised by a stack of chimney along the principal elevation facing the street set within a generous plot size, which consist of a detached garage.

To the southern boundary is No.2 De Mel Close, a detached dwelling, which is set further back from the application dwelling principal elevation's-built line but project further back beyond the application dwelling rear elevation where the proposed extension would be located. The neighbouring dwelling is slightly set away from the application property with a boundary line fencing between the two.

The area is residential in character and comprises mainly detached houses constructed with similar external material but varying design.

The application site is not within a conservation area and no listed building within proximity of the site.

Proposal:

The application seeks planning permission for two storey side extension with covered way to rear elevation.

The proposed side extension would have a width of 6.52m wide and 4.2m deep along the side flank and maintain similar set back from the shared boundary and maintains the build-line of the house along the front and rear.

The single storey roof covering will be located along the elevation facing the adjacent dwelling and would be set back from the shared side boundary with the neighbouring dwelling.

The proposal incorporates a Juliet balcony facing the rear garden and dormer window facing away from the neighbouring dwelling.

The applicant has proposed matching external material including wall, roof tiles, windows, and door to match existing dwelling.

Impact on Visual Amenity:

De Mel Close consists mainly residential development of detached two storey properties of varying architectural styles.

There are a mix of large and small gaps between the properties along street, most properties are set back from the highway with front drive and garden area and public footpath.

Policy DM9 states that 'Planning permission will be granted for proposals which make a positive contribution to the Borough's visual character and appearance'. In assessing this consideration will be given to the proposal's compatibility with local character and the relationship to the existing townscape and wider landscape, as well as the setting of the proposal site and its connection to its surroundings.

The Borough Householder (Design Guide) SPG states that, 'two storey side extensions where an open first floor side gap is important in maintaining street character, roof ridge height should be kept low to create a subservient addition'. In this instance the proposed two storey side extension roof ridge is set down from the main roof ridge line of the application dwelling, in-line with the guideline.

The resulting two-storey side extension would be set to the rear away from street view, and set back from the boundary lines, in line with the Household Residential Extensions SPG (2004), which require that two storey side extensions should maintain at least 1m separation gap from the side boundary line.

The two-storey side extension would retain sufficient gap to the side boundary in accordance with both Local Plan Policy and the Residential Extensions SPD.

Policy DM10 states that all "development proposals will be required to incorporate principles of good design. The most essential elements identified as contributing to the character and local distinctiveness of a street or area which should be respected, maintained or enhanced".

The proposed dormer window design would be modest, which is complies with The Borough Householder Residential Extensions SPG (2004).

The proposed Juliet Balcony is located away from street view.

In considering the proposed development as a whole in terms of its design within the site context, the proposed design is considered acceptable, given its setting, location and modest design.

The proposed development is considered to have minimal harmful impact upon the character and appearance of the host dwelling within the site context and the wider area in accordance with the Local Plan Policy CS1 and CS5 of the Adopted Core Strategy (2007), DM9 and DM10 of the Development Management (2015) and the Household Residential Extensions SPG (2004).

Impact on Residential Amenity:

The main dwellings to be consider in the assessment of the impacts on neighbouring residential amenities are no. 2 De Mel Close to the southern share side boundary of the application site.

Policy DM10 (Design Requirements for New Developments (Including House Extensions)) Council's Development Management Policies Document (2015) seeks to safeguard residential amenities in terms of privacy, outlook, daylight/sunlight and noise and disturbance.

Given the existing relationship between the application dwelling and this neighbouring dwelling along the south, in terms of impact on existing levels of residential amenity, concerning natural sunlight/daylight, outlook and overbearing.

Having assessed the proposal, the extension is well set back from the neighbouring site dwelling, therefore, no impact of overbearing, on outlook and no impact on the amount of sunlight or daylight enjoys by the occupants of this neighbouring dwelling.

The proposed Juliet Balcony with the full height windows would only allow an oblique view into the neighbouring site rear garden space, which would be like the view from other residential windows in similar location and setting on a residential dwelling. The likely impact upon privacy that the Juliet balcony window would have caused will not be significant enough to warrant refusal.

The proposed extension with its design and setting would not present a significant amount of overlooking or loss of privacy upon the neighbouring site to the south, at no. 2 De Mel Close. The proposal is therefore acceptable and comply with Policy DM10 of the Development Management Policies Document 2015.

Conclusion:

In light of the above, the proposed development is acceptable; therefore, the application is recommended for Approval.

Recommendation: PER

Condition(s)

1. The development hereby permitted shall be commenced within 3 years from the date of this decision.

Reason: In order to comply with Section 91 of the Town and Country Planning Act, 1990. (As amended).

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

Site Location Plan

Block Plan

21/41-02 Proposed Ground Floor Plan dated November 2021

21/41-03 Proposed First Floor Plan dated November 2021
21/41-04 Proposed Elevations dated November 2021.

Reason: For the avoidance of doubt and in the interests of proper planning as required by 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 approved proposed plans 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. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) (or any Order revoking or re-enacting or amending that Order with or without modification), no windows, or other form of openings other than those shown on the approved plans, shall be inserted in the elevations of the development hereby permitted.

Reason: To safeguard the privacy of the occupants of adjoining properties in accordance with Policy DM10 of the Development Management Policies 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.

If you need any advice regarding Building Regulations please do not hesitate to contact Epsom & Ewell Borough Council Building Control on 01372 732000 or contactus@epsom-ewell.gov.uk.

3. No part of the development including foundations or guttering, shall encroach upon the adjoining property.
4. 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.

Date: 11th March 2022
Officer: Ade Balogun