

Planning report

Application number: 22/00081/FLH

Application location: 141 Riverview Road Ewell Epsom Surrey KT19 0JQ.

Proposal: Single storey detached Outbuilding (use as bedroom, living space, Gym/Game room and storage space) and a detached toilet outbuilding.

Planning history

Application Ref No:	Proposal	Decision	Decision Date
22/00218/PDE	Notification for Prior Approval for 8m deep single storey rear extension.	Pending	
00/00877/FUL	Construction of a single storey side extension.	Granted	10.10.2000
00/00185/FUL	First floor extension over existing single storey rear extension; extension to existing side porch.	Granted	20.04.2000
97/00255/FUL	Erection of single storey rear extension.	Granted	13.06.1997

Comments from third parties

We consulted 8 nearby neighbours. By the end of the consultation period (02.03.2022), two representations received as at the time of drafting this report.

Consultations

None

Planning policy

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 property, which is located on the eastern side of Riverview Road, is an inter-war period, detached two storeys dwelling with pitched roof which is set back from the main road by a front paved driveway, currently use as car parking area. The dwelling has benefitted from several extensions including side and two storey rear extensions

The property is not listed, nor does it fall within a conservation area and the permitted development rights have not been removed.

The application site shares boundary with three different neighbouring sites, no. 1 Huntsmoor Road, 139 Riverview Road, 70 and 72 Ruxley Lane.

Proposal

The applicant seeks planning permission for construction of single storey detached Outbuilding (use as bedroom, living space, Gym/Game room and storage space) and a detached toilet outbuilding.

The location of the proposed outbuildings will be set to the rear end of the garden space well set back from the rear elevation of the main dwellinghouse.

The proposed dimension of the outbuilding would be 2.5m maximum height of flat roof above ground level. The outbuilding will be set back from the shared side boundary by 1m separation gap. The floor area of the proposed outbuilding would be 11m wide by 9.1m depth.

The detached toilet would be 2.5 flat roof height above ground level with floor dimension of 1.4m by 2.3m wide.

Impact on Visual and local Character:

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 development's compatibility with local character and the relationship to the existing townscape and wider landscape, as well as the setting of the application site and its connection to its surroundings.

The outbuilding is located to the rear of the detached house and not readily visible from the streetscene, due to the location and boundary fencing.

The size, scale and dimension of the outbuilding is considered modest within the site context and its proposed use as summer house / gym with sauna

incorporating shower facilities is considered acceptable, which would be condition to be use as incidental to the main dwelling house.

Given the location of the outbuilding to the rear of the garden space with separation distance from the rear of the application house and it set back from the sides and rear boundary lines, the outbuilding would not result in a significant impact upon visual appearance and character of the streetscene or the locality.

The development therefore complies with Local Plan Policy CS1 and CS5 of the Adopted Core Strategy (2007), DM9 and DM10 of the Development Management (2015).

Impact on Neighbouring Residential Amenity:

The existing relationship between the application site and its neighbouring sites no. 1 Huntsmoor Road, no. 139 Riverview Road, 70 and 72 Ruxley Lane coupled with the scale and dimension of the proposed extension, it is considered that the proposed outbuildings would have no negative impact upon these neighbouring dwellings or adjoining site.

Given the nature scale and design of the extension with its location away from the neighbouring dwelling houses, the development is not considered to have a significant impact upon any of the residential amenities enjoyed by the neighbouring dwellings.

The proposed outbuildings are considered acceptable and would have no negative impact upon neighbouring dwellings regarding any residential amenity. The proposal therefore would comply with policy DM10 of the Borough's Development Management Document (2015).

Conclusion:

The application is therefore recommended for APPROVAL subject to conditions.

Recommendation: PER

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 plans:

141-16 Site Location and Block Plans
141-14 Rev D Proposed Plans
141-15 Proposed Elevation

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

3. All external fascias, materials, treatments and finishes of the outbuilding shall match those listed in the submitted application form to the satisfaction of the Local Planning Authority and the treatment and/or finishes of the external surfaces shall be carried out within a period of three months from the date of occupation of the development.

Reason: To secure a satisfactory external appearance in the interests of the visual amenities of the locality as required by Policy CS5 of the Core Strategy 2007.

4. The outbuilding hereby permitted shall be used solely for purposes (bedroom, living space, Gym/Game room and storage space) incidental to the occupation and enjoyment of the existing property as a dwelling and shall not be occupied as an independent planning unit of residential accommodation or any other planning use class including workshop.

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. 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: 17th March 2022

Officer: Ade Balogun