

Planning Report

Application Number: 22/00090/FLH

Application Location: Yorktown 22E Burgh Heath Road Epsom Surrey KT17 4LS

Proposal: Single storey rear infill extension and reconfiguration of existing rear extensions.

Relevant Planning History

97/00891/FUL – Single storey rear & two storey side extensions with balconies at front and rear. Application permitted 20 February 1998.

05/00956/FUL – Single storey rear conservatory. Application permitted 13 January 2006.

Comments from Third Parties

The Local Planning Authority consulted six nearby residents. No letters of representation have been received.

Consultations

None

Planning Constraints

Built Up Area
SSSI Impact Zone

Planning Policy

Key Policies

National Planning Policy Framework 2021

Core Strategy 2007

Policy CS1 – General Policy
Policy CS5 – The Built Environment

Development Management Policies 2015

Policy DM9 – Townscape Character/Distinctiveness

Policy DM10 – Design for New Developments

Policy DM35 – Transport and New Development

Other Material Documents

Planning Practice Guidance (2021)

The Epsom and Ewell Borough Council Householder Applications SPG 2004

Site Description

The application site lies on the west side of Burgh Heath Road, accessed via a long private driveway shared with neighbouring properties. The area is characterised by large, detached dwellings of varying architectural style and design. The application site is not within a Conservation Area, and there are no listed buildings on the site.

Proposal

The applicant seeks the erection of a single storey rear infill extension and the reconfiguration of the existing rear extensions.

Planning Considerations

Impact on Character and Appearance

Policy CS5 of the Core Strategy 2007 seeks high quality and inclusive design for all developments.

Policy DM9 of the Development Management Policies Document 2015 seeks enhancement of the townscape through new development that makes a positive contribution to the Borough's visual character and appearance.

Policy DM10 of the Development Management Policies Document 2015 requires development to incorporate principles of good design and to contribute to the character and local distinctiveness of a street or area which should be respected, maintained or enhanced.

The proposed single storey rear extension would include an infill development between the two existing extensions on the rear elevation of the dwelling, as well as the demolition of the existing conservatory that would be replaced by a

new extension to mirror the rear extension to the north east of the dwelling. The proposal has been designed in accordance with the Householder Applications SPD ensuring sufficient outdoor amenity space and alternative access to the rear of the property.

The proposal would include internal alternations to provide an open plan living space for the occupants. The proposed rear extension would project approximately 1m further than the existing rear extension. Therefore, it is considered acceptable in terms of its character and appearance. The proposed extension would use materials to match the existing dwelling, in keeping with its design. Due to the single storey nature and siting of the proposed extension, it will appear as a subservient addition to the existing dwelling. As the proposed extension is located to the rear of the property it will have minimal impact on the character of the surrounding area as it would not be visible from the street scene. In this way, it is considered the proposed extension would not have an unacceptable impact on the character and appearance of the dwelling and surrounding area.

As such, the proposal is considered to comply with Policy CS5 Core Strategy 2007, Policies DM9 and DM10 of the Development Management Policies Document 2015 and the guidance set out in the Epsom and Ewell Borough Council Householder Applications SPG 2004.

Impact on Neighbouring Amenity

Policy DM10 of the Development Management Policies Document 2015 requires, inter alia, new development to have regard to the amenities of occupants and neighbours, including in terms of privacy, outlook, sunlight/daylight, and noise and disturbance.

The proposed rear extension would only be single storey, and would therefore have a limited impact on neighbour amenity. As the dwelling is located in a spacious plot, sufficient separation distances will be maintained to neighbouring dwellings in line with the Householder Applications SPD. Therefore, it is considered that the proposal would not lead to a disproportionate increase in overlooking that is detrimental to neighbouring amenity.

The proposed development as a whole, considering the moderate size, siting and design, and its relationship to the neighbouring properties, would not have a detrimental impact on neighbouring amenities with regard to overbearing, overlooking or loss of sunlight/daylight.

In light of the above, the proposal is considered to comply with Policy DM10 of the Development Management Policies Document 2015 and the Council's Householder Applications SPG 2004.

Impact on Vehicle Parking

Policy CS5 of the Core Strategy 2007 seeks, inter alia, appropriate and effective parking provision for new development, both on and off site.

Policy DM37 of the Development Management Policies Document 2015 requires new development to demonstrate an appropriate level of off street parking to avoid an unacceptable impact on on-street parking conditions and local traffic conditions.

The NPPF 2021 supports the adoption of local parking standards for both residential and non-residential development. The Council has adopted the Epsom and Ewell Borough Council Parking Standards for Residential Development SPD 2015 and new development proposal will meet these standards. Exceptions will only be considered if it can be robustly demonstrated that the level of on-street parking associated with the proposal would have no harmful impact on the surrounding area in terms of street scene or the availability of on street parking.

The proposed development would not change the number of bedrooms in the dwelling. Therefore, officers are satisfied sufficient car parking can be accommodated on site in line with the Epsom and Ewell Borough Council Parking Standards for Residential Development SPD 2015.

Officers are therefore satisfied that the proposal would not have an unacceptable impact on on-street parking conditions and local traffic conditions, in accordance with Policy CS5 of the Core Strategy 2007, Policy DM37 of the Development Management Policies Document 2015.

Recommendation: Grant, subject to Planning Conditions

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:

Location Plan at 1:1250
Block Plan at 1:500
Drawing Number 02

Reason: For avoidance of doubt and in the interests of proper planning.

3. The materials to be used in the construction of the external surfaces of the development hereby permitted shall match in type, colour and texture those outlined in the supporting documentation accompanying this planning application, unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure a satisfactory appearance on completion of the development in accordance with Policy CS5 of the Core Strategy 2007 and Policies DM9 and DM10 of the Development Management Policies Document 2015.

4. The roof of the extension hereby permitted shall not be converted or used as a balcony or a sitting out area, and no access shall be gained except for maintenance purposes.

Reason: To protect the amenities and privacy 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.

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 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".

HS 28/03/2022