

7 Cedar Hill, Epsom, Surrey, KT18 7BP

Two storey side extension and single storey rear extension

Ward:	Woodcote Ward
Contact Officer:	Ade Balogun

1 Plans and Representations

- 1.1 The Council now holds this information electronically. Please click on the following link to access the plans and representations relating to this application via the Council's website, which is provided by way of background information to the report. Please note that the link is current at the time of publication, and will not be updated.

Link: <http://eplanning.epsom-ewell.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=PSZ4TLGYN3300>

2 Summary

- 2.1 Planning permission is sought for the erection of a two storey side extension and single storey rear extension, following demolition of existing side garage and the single storey side extension. The application is recommended for approval.
- 2.2 The application is scheduled for Planning Committee, as the applicant is a Councillor with the Borough.

3 Site description

- 3.1 The application site is located along the northern part of Cedar Hill within the built-up area of Woodcote Estate in Epsom. The application dwelling is a two storey detached dwellinghouse, with a single storey detached side garage and single storey side extension located behind the garage and detached from the garage. Woodcote estate was developed by a local builder Ernest Harwood to a fairly large size plot.
- 3.2 The application site shares its side boundaries with two neighbouring detached dwellings, no. 6 to the west and no. 8 Cedar Hill to the east.
- 3.3 The rear of the property slopes away and there is an existing steps to the rear garden area.
- 3.4 The site is not located within a conservation area and the dwelling is not a listed building and no listed building close to the application site.

4 Proposal

- 4.1 The proposal seeks planning permission for the erection of a two-storey side extension and a single storey rear extension. This would follow the demolition of existing side garage and the single storey side extension.

5 Comments from third parties

- 5.1 Five nearby neighbours were consulted during the course of this planning application. By the end of the consultation period (16.07.2019) and to date, no representations have been received.

6 Consultations

- 6.1 None

7 Relevant planning history

- 7.1 No relevant planning history

8 Planning Policy

Core Strategy 2007

CS1 – General Policy

CS5 - The built environment

Development Management Policies Document 2015

DM9 - Townscape character/distinctiveness

DM10 - Design for new developments

Householder Design Guidance 2004

9 Planning considerations

Impact on the Character of the Area

- 9.1 Cedar Hill consists mainly of residential development of two storey-detached properties, with varying architectural designs and styles.
- 9.2 There are a mix of large and small gaps between the properties along Cedar Hill, as some properties benefit from extensions and alterations including two-storey side additions. The prevailing layout and building line is consistent with most properties set back from the highway with front drives and public footway adjacent to the road.
- 9.3 The proposed two-storey side element of the proposed extension would project along the entire length of the eastern side elevation of the application dwelling, following demolition of the existing side garage and side extension behind the garage.

- 9.4 The proposed two-storey side extension would be set back from the principal elevation, which articulates the positive front projection and bay window.
- 9.5 The side extension would be set back from the shared side boundary lines with the neighbouring site by 1m separation gap.
- 9.6 The proposed two-storey side extension roof ridge would be set down at equal height above ground with the existing dwelling roof ridge height and forming equal eaves height with the host dwelling to create a subservient addition.
- 9.7 The proposal also includes a single storey rear extension. Given the limited view from the rear and non-visibility from the street views, the proposed rear extensions would have no impact on the appearance of the streetscene. As such, the proposed rear extension would be visually acceptable.
- 9.8 The Borough's Householder Design Guidance 2004 (SPD) states "in addition to providing extra space for the householder, a good scheme will be well-related to the original building...and respect the character of the road and local area". It provides specific design guidance for two storey side extensions, single and two storey rear extensions, dormers, and rooflights.
- 9.9 The proposed works will result in a larger property, which will maintain the character of the wider road and street scene. The extensions to the house will respect the existing built-line of the dwellings at ground floor, and would not dominate either the application property or the neighbouring properties.
- 9.10 The proposed extension will leave a gap of approximately 1m along the property boundaries and this is in line with policy. Given this separation gap from the neighbouring properties, the proposed extensions will blend with the existing house and its neighbouring dwellings.
- 9.11 The resultant effect of the extensions is that they would not harm the appearance and character of the locality or the street scene; it therefore complies with policies CS1 and CS5 of the Adopted Core Strategy (2007), DM9 and DM10 of the Borough Development Management Policies (2015) and the design guidance in the Borough Householder (Design Guide) SPG (2004).

Impact on neighbouring amenity

- 9.12 Given the size, sitting and design of the proposed extensions and its relationship to the neighbouring properties and the orientation of the application site, it is considered that the proposal would not adversely affect the amenities of the occupiers of the neighbouring properties.

- 9.13 The development would not significantly encroach on the neighbours to the East, West and North with its limited scale. The bulk of the extension would not result in a significant loss of light or be overbearing in nature. In light of the above, the development would accord with Policy DM10 of the Development Management Policies DPD and the Extensions SPD.

Parking Standard

- 9.14 There are adequate car parking space to the front of the dwelling including the new garage. Therefore, the proposal would not have any parking implications, notwithstanding the requirements of the Residential Parking Standards DPD 2015 would not be applied to a domestic extension.

- 9.15 No objection is therefore raise with regard to local plan policies and parking standards.

10 Conclusion

- 10.1 The application is therefore recommend for APPROVAL.

11 Recommendation

- 11.1 Approve, subject to Conditions

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, received on 06.11.2018:**

1490 01 (Existing and Proposed Plans) dated January 2019

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 those listed in the submitted application form and the colour and texture those of the existing building 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 first floor window(s) in the side elevation of the development hereby permitted shall be glazed with obscure glass of no less than obscurity level 3 and permanently fixed shut, unless the parts of the window/s which can be opened are more than 1.7 metres above the floor of the room in which the window is installed and shall thereafter be permanently retained as such.

Reason: To safeguard the privacy of the occupants of adjoining properties in accordance with Policy DM10 of the Development Management Policies 2015.

- (5) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (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 flank 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) 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:
- 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".