

Planning Committee:  
03 September 2020

Planning Application  
Number:  
20/00774/FUL

<b>Ward:</b>	<b>College</b>
<b>Site:</b>	<b>119 Longdown Lane South, Epsom, Surrey, KT17 4JL</b>
<b>Application for:</b>	<b>Erection of carport to front of property</b>
<b>Contact Officer:</b>	<b>Euan Cheyne</b>

## **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?keyVal=QBNCUTGYHZV00&activeTab=summary>

## **2 Summary**

- 2.1 The application seeks planning permission for the erection of a carport to the front of the property. The property is located within the Metropolitan Green Belt.
- 2.2 The proposed carport is proportionate in size to the dwellinghouse when considering previous extensions.
- 2.3 The application site benefits from a relatively high brick front boundary wall with further mature hedgerow behind, therefore the proposed carport would not be highly, if at all, visible from the streetscene. Generally outbuildings located within the front garden are unacceptable, however in this instance there is not considered to be any significant impact upon the character and appearance of the host dwelling, the visual amenities of the surrounding area or that of adjacent occupiers.
- 2.4 The Applicant is an Epsom and Ewell Borough Councillor and as such the case is referred to the Planning Committee.

## **3 Site Description**

- 3.1 The site comprises a two storey detached dwelling located on the east side of Longdown Lane South.
- 3.2 The surrounding area is predominantly residential in character and appearance consisting of two storey detached properties of varying size and style. The site is opposite the grounds of Epsom Golf Club.

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- 3.3 The site does not contain a Listed Building and is not located within a Conservation Area, however it does fall within the Metropolitan Green Belt. The site does not contain any Tree Preservation Orders (TPOs).

#### **4 Proposal**

- 4.1 The application proposes the erection of a carport to the front of the property.

#### **5 Comments from Third Parties**

- 5.1 7 neighbouring properties were consulted and 4 representations have been received supporting the proposal.

#### **6 Relevant Planning History**

<b>Application Number</b>	<b>Decision Date</b>	<b>Application Detail</b>	<b>Decision</b>
02/01065/FUL	13/02/2003	First floor extension to detached garage to provide living accommodation for an elderly relative	Application Permitted
97/00096/FUL	16/04/1997	Widening of existing vehicular access to property off Longdown Lane South	Application Permitted
96/00249/FUL	02/08/1996	Alterations to & erection of single storey & two storey rear extensions to provide additional accommodation together with new double garage at rear, with side access & turning area	Application Permitted

#### **7 Planning Policy**

National Policy Planning Framework (NPPF) February 2019

Core Strategy July 2007

Policy CS2 – Green Belts

Policy CS5 – The Built Environment

Development Management Policies Document September 2015

Policy DM3 – Replacement and Extensions of Buildings in the Green Belt

Policy DM9 – Townscape Character and Local Distinctiveness

Policy DM10 – Design Requirements for New Developments (including House Extensions)

Householder Applications SPG (January 2004)

## **8 Planning Considerations**

8.1 The main issues for consideration in relation to this application are as follows:

- Metropolitan Green Belt Impact
- Design, External Appearance and Visual Impact
- Residential Amenity Impact

### **Impact upon the Metropolitan Green Belt**

8.2 The Government through the National Planning Policy Framework (NPPF) (2019) attaches great importance to Green Belts. The fundamental aim of Green Belt policy is to prevent urban sprawl by keeping land permanently open; the essential characteristics of Green Belts are their openness and their permanence.

8.3 Paragraph 144 of the NPPF (2019) states that when considering any planning application, LPAs should ensure that substantial weight is given to any harm to the Green Belt. 'Very special circumstances' will not exist unless the potential harm to the Green Belt by reason of inappropriateness, and any other harm resulting from the proposal, is clearly outweighed by other considerations. Paragraph 145 of the NPPF (2019) states that a LPA should regard the construction of new buildings as inappropriate in the Green Belt.

8.4 Paragraph 145 of the NPPF (2019) also outline exceptions to this, including:

- c) the extension or alteration of a building provided that it does not result in disproportionate additions over and above the size of the original building;

8.5 In essence this means that existing buildings, including domestic properties can be proportionally extended.

8.6 Policy CS2 (Green Belts) of the Council's Core Strategy (2007) states to ensure the Green Belt continues to serve its key functions, its existing general extent will be maintained and, within its boundaries, strict control will continue to be exercised over inappropriate development as defined by Government policy.

- 8.7 Policy DM3 (Replacement and Extensions of Buildings in the Green Belt) of the Council's Development Management Policies Document (2015) states [inter alia] that the extension of buildings in the Green Belt will only be supported where:
- (i) The proposal would not constitute inappropriate development in the Green Belt (e.g. the increase would be no greater than 30% above the volume of the original building. Increasing the extent of an existing building to maximum footprint will not be appropriate in every circumstance); and
  - (ii) The proposal would not have a detrimental impact on rural character through its siting and design.
- 8.8 The premises have undergone relatively modest extensions in the past in the form of part single, part two storey rear extensions and a rear garage building and later alterations to it, which must also be factored into the assessment. The applicant has confirmed that the existing rear garage doors in situ have been closed off and the space used to create a hall for the annex and the garage space incorporated within this ancillary accommodation. As such, there is currently no vehicular garaging available.
- 8.9 The proposed carport would have a volume of approximately 135 cubic metres ( $2.35\text{m} \times 5.5\text{m} \times 7\text{m} + (\frac{1}{2} \times 2.29\text{m} \times 5.5\text{m} \times 7\text{m})$ ). This is considered to be proportionate in size to the dwellinghouse when considering previous extensions, albeit this is the maximum scale of extensions that would be permissible within the site curtilage without constituting significant harm to the Green Belt.
- 8.10 The applicant has stated that the proposed carport is required to protect vehicles at the property from frequent golf ball strikes from the nearby golf course. However, this should not be given weight as a material planning consideration or to constitute 'very special circumstances'.
- 8.11 The proposed carport is considered acceptable in Green Belt terms.

#### **Design, External Appearance and Visual Impact**

- 8.12 The National Planning Policy Framework (NPPF) (2019) attaches great importance to the design of the built environment. Paragraph 130 states that permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area.

- 8.13 Paragraph 3.7.5 of the Council's Core Strategy (2007) sets out that new development should enhance and complement local character, and be capable of integrating well into existing neighbourhoods. Paragraph 3.7.6 states that the Council will expect developments to be of a high quality, creating a safe environment which enhances the public realm and which positively contributes to the townscape.
- 8.14 Policy DM10 (Design Requirements for New Developments (including House Extensions)) of the Council's Development Management Policies Document (2015) states that development proposals will be required to incorporate good design. The most essential elements identified as contributing to the character and local distinctiveness of a street or an area which should be respected, maintained or enhanced include, but are not limited, to the following:
- Prevailing development typology, including house type, sizes, and occupancy;
  - Prevailing density of the surrounding area;
  - Scale, layout, height, form, massing;
  - Plot width and format which includes spaces between buildings;
  - Building line build up, set back, and front boundary; and
  - Typical details and key features such as roof forms, window format, building materials and design detailing of elevations, existence of grass verges etc.
- 8.15 The proposed carport would have a depth of approximately 5.5 metres and a width of approximately 7 metres. It would be designed with a dual pitched roof form to an eaves height of approximately 2.35 metres and a maximum height of approximately 4.64 metres. It would be adequately set in from the shared boundaries (by at least 2 metres) and would be sited in the left hand corner of the front forecourt.
- 8.16 The application site benefits from a relatively high brick front boundary wall with further mature hedgerow behind, therefore the proposed carport would not be highly, if at all, visible from the streetscene. It is considered that outbuildings located within the front garden are generally unacceptable, however in this instance there is not considered to be any significant impact upon the character and appearance of the host dwelling or the visual amenities of the surrounding area.
- 8.17 The proposed materials and finishes would comprise of a red brick plinth, feather edge cladding, exposed oak support posts and beams and red clay roof tiles. These are considered to be sympathetic and would integrate well with the main dwelling.

- 8.18 As such, it is considered that the proposal would not cause any significant harm upon the character and appearance of the host dwelling or the visual amenities of the surrounding area and would comply with Policy CS5 (The Built Environment) of the Council's LDF Core Strategy (2007) and Policies DM9 (Townscape Character and Local Distinctiveness) and DM10 (Design Requirements for New Developments (including House Extensions)) of the Council's LDF Development Management Policies Document (2015).

#### **Impact upon Neighbouring Residential Amenities**

- 8.19 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. The main dwellings to consider in any assessment of the impacts upon the residential amenities of neighbouring properties are No's. 117 and 121 Longdown Lane South.
- 8.20 The proposed carport, by reason its siting in relation to the neighbouring built form, is not considered to have any significant impact upon neighbouring residential amenities.
- 8.21 As such, it is considered that the proposal would not have any detrimental impact upon the residential amenities of neighbouring properties in terms of loss of natural light, overshadowing, loss of privacy, overlooking or loss of outlook and would comply with Policy DM10 of the Council's Development Management Policies Document (2015).

### **9 Conclusion**

- 9.1 The application is recommended for approval.

### **10 Recommendation**

**Approve** planning permission subject to the following **CONDITION(S)**:

- (1) The development hereby permitted shall begin before the expiration of three years from the date of this permission.

**Reason:** To comply with Section 91(1) of the Town and Country Planning Act 1990 as amended by Section 51(1) of the Planning and Compulsory Purchase Act 2004.

- (2) The development hereby permitted shall be carried out in accordance with the following approved plans:

Proposed Floor Plans (Received 09/06/2020)

Proposed Elevations (Received 09/06/2020)

Proposed Site Layout Plan (Received 09/06/2020)

Planning, Design and Access Statement (Received 09/06/2020)

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

- (3) The proposed materials and finishes of the external walls and roof of the development shall be those specified on the application form and approved plans, or such other materials shall have been approved in writing by the Local Planning Authority, and shall thereafter be retained as such.

**Reason:** To ensure a satisfactory appearance on completion of the development in accordance with Policy CS5 (The Built Environment) of the LDF Core Strategy (2007) and Policies DM9 (Townscape Character and Local Distinctiveness) and DM10 (Design Requirements for New Developments (including House Extensions)) of the LDF Development Management Policies Document (2015).

**INFORMATIVE(S):**

- (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) 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 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".