

570 Chessington Road, West Ewell, Surrey, KT19 9HJ

Demolish existing single garage and erection of four bay garage.

Ward:	Ruxley
Contact Officer:	Sam Dixon

1 Summary

- 1.1 This application proposes the erection of a large outbuilding within the rear garden of the application site. The proposal will not be overly prominent within the wider area and will not have any detrimental impact on the amenities of the adjacent residential properties.
- 1.2 The application has been called in to committee by Councillor Mason.

2 Site description

- 2.1 This application relates to a detached dwelling located to the north east side of Chessington Road. The dwelling has two-storeys with brick and cladding to the elevations under an interlocking tiled roof. The dwellings in this row have detached single garages at the rear with access from a dedicated cul-de-sac which is accessed from Woodlands Walk. There is an area of hardstanding in front of the garage which can accommodate one vehicle.
- 2.2 There are residential dwellings to the south east side of the application property of a similar appearance and era. The application site is on a lower ground level than its neighbour. To the north west side the site abuts the Hogsmill countryside area and Hogsmill River, and over the river is the Bones Gate Public House.

3 Proposal

- 3.1 It is proposed to demolish the existing detached single garage and erect a replacement detached four bay garage on a larger footprint. The ground level would be increased by approximately 0.3m to create a level access. The garage would have dimensions of 10.6m in depth and 6m in width with an eaves height of 2.4m. As originally submitted the proposed building had a ridge height of 5.9m. During the course of the application the plans have been amended so that the roof pitch has been reduced and the proposal subsequently has a ridge height of 4.2m. The building would have external materials to match the main house.
- 3.2 The garage is for ancillary residential use to provide covered storage of his current private collection of classic cars.

4 Comments from third parties

- 4.1 The application was advertised by means of letter of notification to 2 neighbouring properties. 1 letter received from 3 Woodlands Walk:

- The proposed building is a significant structure when considered with all surrounding buildings, and does not seem in keeping with the scale of the local community;
- concern that the building may not be used solely for personal storage of cars with futures uses as commercial enterprise, dwelling, parties etc, all of which would cause significant and unreasonable disturbances from traffic and noise.

5 Consultations

5.1 County Highway Authority: Has undertaken an assessment in terms of the likely net additional traffic generation, access arrangements and parking provision and are satisfied that the application would not have a material impact on the safety and operation of the adjoining public highway. The County Highway Authority therefore has no highway requirements.

5.2 Environment Agency: No comments received

5.3 London Borough of Kingston: No comments received

6 Relevant planning history

6.1 85/0318/0173 Erection of 4 detached three bedroom houses each with detached garage. Granted 17.09.1985

7 Planning Policy

National Policy Planning Framework (NPPF) 2012

Chapter 7 Requiring good design

Core Strategy 2007

Policy CS1 Sustainable development

Policy CS5 The built environment

Development Management Policies Document 2015

Policy DM9 Townscape character and local distinctiveness

Policy DM10 Design requirements for new developments

8 Planning considerations

Impact on visual amenity

8.1 Policy DM9 states that planning permission will be granted for proposals which make a positive contribution of the borough's visual character and appearance, taking into account the relationship to the existing townscape and the setting of the site. Policy DM10 states that 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.

- 8.2 The proposed garage would be located at the rear of the site and therefore would not be overly visible from the site frontage. It would be visible in longer views from Moor Lane to the west and from the car park of the adjacent public house. A close-boarded fence lines the side boundary of the site and the flat roof of the existing garage is just visible above the fence line.
- 8.3 As originally submitted, the proposed building would be overly prominent by reason of its steeply pitched roof which gave the building a top heavy appearance. Subsequently the proposal has been amended so that the ridge height has been significantly lowered.
- 8.4 As such, whilst the sizable footprint of the building is noted, the structure will be single-storey in height and the lower roof will not be overly prominent or incongruous within the wider street scene.
- 8.5 From the cul-de-sac at the rear of these dwellings, the application site is the last plot. The proposed building will have an eaves height similar to the adjacent garage. As such, with the lower ridge height, the building will not be overly prominent.
- 8.6 The amended scheme has no significant adverse impact on the wider visual amenities of the area and as such it is considered that the development accords with national and local planning policy.

Impact on neighbouring amenity

- 8.7 Criterion (ix) of Policy DM10 states that development proposals should have regard to the amenities of occupants and neighbours, including in terms of privacy, outlook, sunlight/daylight, and noise and disturbance.
- 8.8 The building is located at the end of the garden adjacent to the garage of the neighbouring property No.568. Given the location of the building and the orientation of the plots, the development will have no adverse impact on the amenities of No.568 by way of being overbearing or causing any loss of light or outlook. Given its location, no other residential properties would be affected by the development.
- 8.9 Given the scale of the building, concern has been raised regarding the use of the building. It has been confirmed that the building is to be used for the storage/garaging of the occupant's private collection of classic cars. A condition would be imposed on any planning permission granted which would ensure the outbuilding is used for private ancillary purposes only and that no trade or business could take place therein.

9 Conclusion

- 9.1 The proposal is acceptable in terms of its impact on the appearance of the area and on the amenity of neighbouring residential properties and as such the application is recommended for approval.

10 Recommendation

10.1 Planning permission is granted subject to the following condition(s):

Condition(s):

- (1) The development hereby permitted shall be begun 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 2005.

- (2) The external finishes of the development hereby permitted, including making good to the retained fabric, shall match in material, colour, size, style, bonding, texture and profile those of the existing building.

Reason: To secure a satisfactory appearance in the interests of the visual amenities and character of the conservation area in accordance with Policy CS5 of the Core Strategy (2007) and Policies DM8, DM9 and DM10 of the Development Management Policies Document 2015.

- (3) The development hereby permitted shall be used only for purposes ancillary to the residential use of the existing dwelling house and no trade or business shall take place therein.

Reason: To ensure that the dwelling remains in single residential occupation to safeguard the existing character of the area and amenity of adjacent residential properties as required by Policy DM10 of the Development Management Policies (2015).

- (4) The development hereby permitted shall be carried out in accordance with the following approved plans: Site Location Plan and Block Plan, Drawing Number 669/02 Rev A.

Reason: For the avoidance of doubt and to ensure that the development is carried out in accordance with the approved plans to comply with Policy CS5 of the Core Strategy (2007).

Informative(s):

- (1) The Council confirms that in assessing this planning application it has worked with the applicant in a positive and proactive way, in line with the requirements of paragraph 186-187 of the National Planning Policy Framework 2012.

- (2) 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.