

18A Worple Road Epsom Surrey KT18 5EF

Two-storey side and rear extension, incorporating the creation of a residential annexe. Loft conversion. (Amended drawings received 21.01.2016)(Description amended 25.01.2016)

Ward:	Town
Contact Officer:	John Robinson

1 Summary

1.1 The application property is a two-storey detached dwelling located on the western side of Worple Road, on the junction with Heathcote Road. The application seeks permission for a two-storey side and rear extension, and a loft conversion.

1.2 The application is recommended for APPROVAL

1.3 The application is referred to the Planning Committee at the request of Councillors Axelrod and Dallen due to concerns regarding parking provision, design, scale and massing and impact on conservation area.

2 Site description

2.1 The application property is a two-storey detached dwelling located on the western side of Worple Road, on the junction with Heathcote Road. The house which has brick elevations comprises a two storey central element under a hipped tiled roof, and two (almost symmetrical) flat roofed, single storey flank elements, which accommodate a double garage and a family room respectively.

2.2 The front garden is enclosed by a low brick wall, which returns partly along the frontage to Heathcote Road, whereupon it is replaced by a 2m high timber fence.

2.3 The area is residential in character and comprises mainly semi-detached and detached two-storey properties which differ in period, design and style.

2.4 The site is located at the northern edge of the Worple Road Conservation Area, and on the edge of the neighbouring Church Street Conservation Area.

3 Proposal

3.1 This amended application seeks permission for a two-storey side and rear extension, and a loft conversion.

3.2 The two storey rear extension would project 3m beyond the rear elevation of the original two storey element, whilst the new side extension would project 8m to the rear of existing (northern) single storey side element. A new, 4.6m deep first floor infill extension would be formed over the extended northern flank element.

- 3.3 The extended northern ground floor “wing” would accommodate a one bedroom residential annexe/ “granny flat.
- 3.4 A new, crowned pitched roof would be formed over the two storey element, incorporating four rooflights in the rear roofslope and one window in each respective gable-end. The new first floor flank extension would have a subservient, pitched roof.
- 3.5 Materials would match existing
- 3.6 *Officer Note: The original application proposed front dormers, and a first floor balcony, which have been omitted from the current scheme.*

4 Comments from third parties

- 4.1 Press notice, Site notice displayed, and the occupiers of 13 neighbouring properties notified via letter. To date (25.01.2016) 5 letters of objection have been received regarding:
- *Loss of daylight to Nos 1, 4 and 4a Heathcote Road*
 - *Out of character*
 - *Impact on conservation area*
 - *Unacceptable increase in the number of occupants*
 - *Overlooking to No 1 Heathcote Road*
 - *Noise and disturbance*
- 4.2 Epsom Civic Society: Out of keeping, adverse impact on conservation area and overdevelopment.
- (Officer Comment: The aforementioned objections relate to the original submitted scheme)*
- 4.3 Three letters of objection have been received on the amended scheme regarding:
- *Traffic problems*
 - *Overshadowing*
 - *Inappropriate roof design*
 - *Overdevelopment*

5 Consultations

- 5.1 County Highway Authority: No objections.

5.2 Conservation Officer: Due to the spatial characteristics of the site and the surrounding context, there is no objection in principle to enlarging the existing footprint and constructing a two storey side addition. However the aesthetic of the new work should complement the neighbouring built form in order to avoid harming the significance of the Worple Road and Church Street designated areas. The ridge height should remain consistent with those of the neighbouring, two storey buildings. the front roofslope should remain uncluttered in order to avoid harming local character. Front balconies are not typical features of the traditionally styled dwellings enclosing Worple Road

5.3 The proposal in the present form is therefore contrary to paragraphs 132 and 137 of the NPPF and refusal is recommended in terms of Policy DM8. (Officer Comment: The applicant has submitted amended drawings which address Officers concerns)

6 Relevant planning history

Application number	Decision date	Application detail	Decision
None Relevant			

7 Planning Policy

Local Development Framework – Core Strategy 2007

CS5 Built Environment

Development Management Policies Submission Document November 2014

Policy DM8 Heritage Assets

Policy DM9 Townscape Character and Local Distinctiveness

Policy DM10 Design Requirements for New Developments

Epsom & Ewell Householder Applications – SPG Design Guidance- 2004

Worple Road Conservation Area Character Appraisal and Management Proposals December 2010

Parking Standards for Residential Development SPD 2015

8 Planning considerations

Visual Impact

8.1 The application dwelling is prominently located on the western side of Worple Road, to the south of the junction with Heathcote Road.

- 8.2 The built form enclosing the western side of Worple Road sits behind a well-defined front building line. At this point in the street scene however, there is no repetitive pattern of uniformly proportioned solids and voids, and while the built form is consistently to the domestic scale, there is no prevailing architectural form or style. The character of the street scene is eclectic and in consequence, sensitive alteration to one particular component is likely to cause little harm to the significance of the designated area as a whole.
- 8.3 However, paragraph 132 of the NPPF requires great weight to be given to the conservation of designated heritage assets and paragraph 137 states that new development should 'enhance or better reveal' the significance of the asset. It is therefore essential for any new work to complement the aesthetic of the surrounding built form so that key qualities of both the Worple Road and Church Street Conservation Areas remain undiminished.
- 8.4 The application dwelling has a cohesive relationship with neighbouring buildings, being of consistent scale and complementary form. While allowing for stylistic differences, the cohesive nature of the built form enclosing the western side of Worple Road at this point is an important characteristic of the conservation area and the intention to raise the ridge height of the subject dwelling by 300mm is acceptable and would not materially diminish this key quality. The ridge height would therefore remain consistent with those of the neighbouring, two storey buildings.
- 8.5 The entire roofscape of the application dwelling is clearly visible from the public realm within both conservation areas. Dormer windows are not typical in the street scenes of either Worple or Heathcote Roads, where uncluttered roofslopes are the norm, and the current (amended) scheme omits the front dormers.
- 8.6 The proposed 'conservation' style rooflights to the rear roofslope of the building are acceptable.
- 8.7 The current scheme omits the front balcony, which is welcomed. Balconies are not typical features of the traditionally styled dwellings enclosing Worple Road and the original proposal would have introduced a visually intrusive, alien element which would have diminished streetscape character, thus harming the conservation area as a whole.
- 8.8 It is therefore concluded that the proposed development would not have a materially harmful impact on the street scene or on the character and appearance of the wider conservation area, in accordance with Policies DM8, DM9 ,DM10 and para 132 of the NPPF.

Residential Amenity

- 8.9 Concerns have been raised regarding loss of daylight to Nos 1, 4 and 4a Heathcote Road. No 1 lies to the west of the application site and Nos 4 and 4a lie to the north. The rear elevation of the application dwelling would face the flank elevation of No 1 at a distance of some 26m, and at this distance the loss of daylight would not be significant. Nos 4 and 4a are located 18m to the north of the application site and would be affected to a lesser degree as the sun would be higher. No unacceptable loss of light will occur to neighbouring properties.
- 8.10 Concerns have also been raised regarding overlooking of the flank garden of No 1 Heathcote Road. The new rooflights in the rear roofslope would face the garden at a distance of some 12m. Having regard to the fact that the flank garden is to some extent already overlooked from the application building, and that overlooking of gardens is again common in residential areas, it is not considered that there would be significant harm in this respect.
- 8.11 It is therefore concluded that the proposed development would not result in any detrimental impact on neighbour amenity in terms of being overbearing, or overlooking or loss of privacy, and would therefore comply with policy DM10.

Parking

- 8.12 The proposal would result in the formation of three additional bedrooms as well as a one bedroom residential annexe.
- 8.13 The Councils recently adopted Parking Standards SPD requires the provision of a minimum of 3 spaces per unit for 4+ bedroom houses. The application site is able to accommodate 2 cars within the existing garage, and a further two cars on the driveway to the garage (It is noted however that a photograph submitted by an objector shows 4 cars parked on the driveway). The parking provision is therefore acceptable and would be policy compliant.
- 8.14 The Highway Authority has no objection to the development.

Residential Annexe

- 8.15 There are no planning objections raised with regard to the proposed "granny" flat. An appropriate condition (4) is recommended to be imposed on any permission granted to ensure it will remain ancillary to the main house and its parking needs are met.

9 Conclusion

- 9.1 The proposed scheme would not harm the character of the wider conservation area, nor lead to a loss of neighbouring residential amenities. In light of the above it is recommended that planning permission is granted.

10 Recommendation

- 10.1 Permission is granted subject to the following conditions:

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 development hereby permitted shall be constructed entirely of the materials as detailed on the schedule of materials on the planning application form.

Reason: To secure a satisfactory appearance in the interests of the visual amenities and character of the locality in accordance with Policy CS5 of the Core Strategy 2007 and Policies DM9 and DM10 of the Development Management Policies Document 2015

- (3) The rooflight windows hereby approved shall be of a 'conservation style' and shall not project beyond the plane of the roof.

Reason: In the interest of the character and appearance 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 2015.

- (4) The residential annexe hereby permitted shall not be occupied at any time other than for purposes ancillary to the residential use of the existing dwelling house.

Reason: To ensure that the extended dwelling remains in single family occupation to safeguard the existing character of the area as required by Policy DM10 Development Management Policies 2015.

- (5) Access to the flat roof area of the development hereby permitted shall be for maintenance or emergency purposes only and the flat roof shall not be used as a balcony, roof garden, patio or similar amenity area.

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

- (6) The development hereby permitted shall be carried out in accordance with the following approved documents: Drawing No 671/04A; 671/03A

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

Informative:

- (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