

Ward:	Ewell Court
Site:	13 Oakland Way, Ewell, Surrey, KT19 0EW
Application for:	Erection of single storey rear and side extension
Contact Officer:	Euan Cheyne

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: <https://eplanning.epsom-ewell.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=QWHNXSGYL8L00>

2 Summary

- 2.1 The application seeks planning permission for the erection of a single storey rear and side extension.
- 2.2 The proposed single storey rear and side extension would be a subordinate addition that would not be visible from the streetscene, therefore there is not considered to be any significant impact upon the character and appearance of the area.
- 2.3 The proposed single storey rear and side extension, by reason of its siting in relation to the neighbouring built form, is not considered to have any significant impact upon the residential amenities of No's. 11 or 15 Oakland Way.
- 2.4 The applicant is an Epsom and Ewell Borough Councillor, therefore the case is referred to the Planning Committee, in accordance with the Council's Scheme of Delegation.
- 2.5 The application is recommended for APPROVAL subject to planning conditions being imposed.

3 Site Description

- 3.1 The site comprises a semi-detached bungalow located on the south east side of Oakland Way.
- 3.2 The surrounding area is predominantly residential in character and appearance consisting of semi-detached bungalows and two storey semi-detached properties. The site backs onto Ewell Court House, a Grade II Listed Building.

3.3 The site does not contain a Listed Building and is not located within a Conservation Area. The site does not contain any Tree Preservation Orders (TPOs).

4 Proposal

4.1 The application proposes the erection of a single storey rear and side extension.

5 Comments from Third Parties

5.1 The application was advertised by means of letters of notification to 4 neighbouring properties and no representations have been received to date (09/09/2021).

6 Relevant Planning History

Application Number	Decision Date	Application Detail	Decision
05/00878/CLP	19/12/2005	Erection of a rear conservatory	Application Permitted

7 Planning Policy

National Planning Policy Framework (2021)

LDF Core Strategy (2007)

Policy CS5 The Built Environment

LDF Development Management Policies Document (2015)

Policy DM9 Townscape Character and Local Distinctiveness

Policy DM10 Design Requirements for New Developments

8 Planning Considerations

8.1 The main planning considerations material to the determination of this application are:

- Impact upon Character and Appearance of the Area
- Impact upon Neighbouring Residential Amenities

Impact upon Character and Appearance of the Area

- 8.2 The National Planning Policy Framework (NPPF) (2021) attaches great importance to the design of the built environment. Paragraph 134 states that development that is not well designed should be refused, especially where it fails to reflect local design policies and government guidance on design.
- 8.3 Paragraph 3.7.5 of the Council's LDF 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.
- 8.4 Policy DM10 (Design Requirements for New Developments (including House Extensions)) of the Council's LDF 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.
- 8.5 The proposed single storey rear and side extension would wrap-around the north east and south east flank elevation walls. The proposed single storey side extension element would be located behind the existing side porch entrance and would have a depth of approximately 4.71 metres. The proposed single storey rear extension element would have a depth of approximately 3.2 metres. The proposed side extension would be designed with a hipped roof form. The proposed rear extension would be designed with a flat roof form to a maximum height of approximately 2.715 metres matching the existing eaves height.
- 8.6 The proposed single storey rear and side extension is considered to be a subordinate addition that would utilise considerably less than 50% of the rear garden. It would not be visible from the streetscene, therefore there is not considered to be any impact upon character and appearance.

- 8.7 The proposed materials and finishes would be in keeping with those existing which would ensure that the proposed extension integrates with the host dwelling.
- 8.8 As such, it is considered that the proposal would comply 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).

Impact upon Neighbouring Residential Amenities

- 8.9 Policy DM10 (Design Requirements for New Developments (including House Extensions)) Council's LDF 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. 11 and 15 Oakland Way.
- 8.10 The proposed single storey rear and side extension, by reason of its siting in relation to the neighbouring built form, is not considered to have any significant impact upon the residential amenities of No. 11 Oakland Way. A shared driveway to the rear detached garages separates the host dwelling and No. 11 Oakland Way.
- 8.11 The proposed single storey rear and side extension would extend an approximate 3.2 metres along the shared boundary with No. 15 Oakland Way. This neighbouring property benefits from a single storey conservatory structure. Dwg No. PJ131/10/003 indicates that the depth of the proposed single storey rear and side extension would match the rear building line of No. 15 Oakland Way. As such, by reason of its siting in relation to the neighbouring built form, there is not considered to be any significant impact upon the residential amenities of No. 15 Oakland Way.
- 8.12 The proposed circular side window serving a bathroom would be fairly high level, therefore there is not considered to be any significant undue overlooking or issues regarding privacy. It is likely that this window would be obscure glazed.
- 8.13 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 (Design Requirements for New Developments (including House Extensions)) of the LDF Development Management Policies Document (2015).

9 Conclusion

- 9.1 The application is recommended for APPROVAL, subject to the below following conditions.

CONDITIONS:

- (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:

PJ131/10/003 Ground Floor Plan as Proposed (Received 06/08/2021)

PJ131/10/004 Roof Plan as Proposed (Received 06/08/2021)

PJ131/10/005 Front and Rear Elevation as Proposed (Received 06/08/2021)

PJ131/10/006 Side Elevation as Proposed (Received 06/08/2021)

PJ131/10/007 Block Plan, Site Location Plan (Received 06/08/2021)

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

- (3) The materials and finishes of the external walls and roof of the development hereby permitted shall match in colour and texture those of the existing building, 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).

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

Reason: To protect the amenities and privacy of the adjoining properties in accordance with Policy 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) 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 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.

Planning Committee
07 October 2021

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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".