

<b>Ward:</b>	<b>Nonsuch</b>
<b>Site:</b>	<b>6 St Normans Way, Ewell, Surrey, KT17 1QG</b>
<b>Application for:</b>	<b>Erection of hip to gable/gable ends, front and rear dormer roof extensions, installation of front rooflight</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: <https://eplanning.epsom-ewell.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=QXCU5ZGYLDG00>

## **2 Summary**

- 2.1 The application seeks planning permission for the erection of hip to gable/gable ends, front and rear dormer roof extensions and installation of a front rooflight.
- 2.2 The proposed hip to gable/gable ends and front dormer roof extensions would alter the character and appearance of the bungalow, however it would retain features which contribute to local distinctiveness, therefore the proposal is not considered to significantly detract from the visual amenities of the surrounding area.
- 2.3 The proposal, 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. 4 and 8 St Normans Way or No's. 11 and 12 Conaways Close.
- 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 detached bungalow located on the north west side of St Normans Way.

3.2 The surrounding area is predominantly residential in character and appearance comprising of a mix of detached bungalows and two storey detached properties.

3.3 The site does not contain a Listed Building and is not located within a Conservation Area.

#### **4 Proposal**

4.1 The application proposes the erection of hip to gable/gable ends, front and rear dormer roof extensions, installation of front rooflight.

4.2 The proposal description has been amended to better reflect the proposed works. The internal alterations do not require planning permission.

#### **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 (22/11/2021).

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

6.1 None.

#### **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

Policy DM37 Parking Standards

Parking Standards for Residential Development SPD (2015)

#### **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 Highways and Parking

**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 hip to gable/gable ends, front and rear dormer roof extensions, and installation of a front rooflight would facilitate a loft conversion to the host dwelling. The maximum height of the dwelling would remain as existing.
- 8.6 It is considered that front and roof extensions can significantly alter the character and appearance of both the original dwelling and the wider streetscene, and should therefore be minor in scale and not significantly alter the overall appearance of the dwelling.

- 8.7 The proposed hip to gable/gable ends are considered to alter the character and appearance of the bungalow, however the predominant front gable element with the wood detailing would be retained. This would help retain local distinctiveness and some uniformity with the neighbouring properties, therefore the proposed roof extensions are not considered to significantly detract from the visual amenities of the surrounding area. Furthermore, a similar roof extension could be constructed under permitted development, therefore this fall-back position with similar alterations visible from the streetscene is considered a material planning consideration.
- 8.8 The proposed front dormer roof extension would be designed with a dual pitched roof form and would be modest in scale. It is considered that whilst the front dormer roof extension would not be wholly sympathetic to the character and appearance of the host dwelling, it would not overwhelm the extended roofslope, therefore any harm is not considered to be significant enough to warrant grounds for refusal in this instance. Similarly, the proposed front rooflight would be modest in scale and would not have any significant impact upon character and appearance.
- 8.9 The proposed rear dormer roof extension would be a large box style, flat roof dormer. It would be adequately set down from the roof ridge line, set up from the eaves and would not be visible from the streetscene, therefore any impact upon character and appearance is considered negligible.
- 8.10 The proposed materials and finishes have been stated in the application form to match those existing, which would ensure that the proposed extensions integrate with the host dwelling. Dwg No. OAK-225-PL0-01 appears to show a render finish for the external walls of the front and rear dormer roof extensions, however it is considered that hanging tiles would be more contextually appropriate. This aspect will be secured via a planning condition.
- 8.11 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**

- 8.12 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. 4 and 8 St Normans Way and No's. 11 and 12 Conaways Close.

- 8.13 The proposed hip to gable/gable ends, front and rear dormer roof extensions, by reason of their siting in relation to the neighbouring built form, is not considered to have any significant impact in terms of overshadowing, loss of daylight/sunlight or loss of outlook to No's. 4 or 8 St Normans Way.
- 8.14 It is considered that there may be some overlooking impact upon the rear gardens of No's. 4 and 8 St Normans Way from the rear dormer windows, however there would not be any direct overlooking. Furthermore, there is already a degree of mutual overlooking into neighbouring gardens from neighbouring properties and this is expected within a built up environment.
- 8.15 It is considered that the siting of the rear dormer windows would be sufficiently located away from the shared boundaries with No's. 11 and 12 Conaways Close and would not give rise to any undue overlooking or issues regarding privacy.
- 8.16 There are no first floor side windows proposed.
- 8.17 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 daylight/sunlight, 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).

### **Impact upon Highways and Car Parking**

- 8.18 Paragraph 111 of the NPPF (2021) states that development should only be prevented or refused on highway grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe.
- 8.19 Policy DM37 (Parking Standards) of the Council's LDF Development Management Policies Document (2015) states [inter alia] that extensions will have to demonstrate that the new scheme provides an appropriate level of off-street parking to avoid an unacceptable impact on on-street parking conditions and local traffic conditions.
- 8.20 Table 1 of the Council's Parking Standards for Residential Development SPD (2015) states that 3 bedroom houses should have a minimum of 2 spaces per unit (outwith Epsom Town Centre).
- 8.21 It is considered that the existing hardstanding within the front forecourt would be able to accommodate 2 on-site car parking spaces, therefore complying with the NPPF (2021) and Policy DM37 (Parking Standards) of the LDF Development Management Policies Document (2015).

### **Conclusion**

- 8.22 The application is recommended for APPROVAL, subject to the below 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:

OAK-225-PL0-01 Location Plan, Existing & Proposed Plans & Elevations (Received 02/09/2021)

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

- (3) The materials and finishes of the external walls, roof and front elevation windows 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 proposed materials of the external walls of the front and rear dormer roof extensions shall be hanging tiles, matching in colour and texture those of the main roof, 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) 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.

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".

Planning Committee:  
09 December 2021

Planning Application Number:  
21/01304/FLH