

22C Highridge Court, Highridge Close, Epsom, Surrey, KT18 5HF

Erection of single-storey rear extension

Ward:	College
Contact Officer:	Sam Dixon

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?activeTab=summary&keyVal=O5XFVYGY0AN00>

2 Summary

- 2.1 This application proposes the erection of a single-storey rear extension to the dwelling that is currently under construction.
- 2.2 The application has been called-in to committee by Councillor Mountain.

3 Site description

- 3.1 In May 2014, planning permission was granted at appeal for the demolition of an existing garage court at the southern end of the cul-de-sac Highridge Court, and the erection of 3 dwellings in a terraced row. These dwellings are currently under construction. The site is located outside of, but abuts, the Burgh Heath Road Conservation Area to the east and the Downs Road Conservation Area to the south.

4 Proposal

- 4.1 This application seeks planning permission for the erection of a single-storey rear extension to 22C which is the middle unit in the terrace of three. The extension would have a depth of 4.1m and would be the width of the host building. The addition would have a flat roof with a maximum height of 3m and would be constructed of brick. A small glazed lantern is proposed in the roof.

5 Comments from third parties

- 5.1 The application was advertised by means of letters of notification to 7 neighbouring properties. To date (31.05.2016) 2 letters of objection have been received from occupiers of Pear Tree Cottage, Downs Road. PLEASE NOTE: END OF CONSULTATION 13 JUNE 2016
- Intrusive and loss of privacy from the glazed roofs.

- Increase in noise levels and disturbance
- Additional room will impact on the outlook and light to our ground floor office
- Underhand method of extending the properties.

6 Consultations

6.1 Environment Agency – No comment.

7 Relevant planning history

Application number	Decision date	Application detail	Decision
13/00575/FUL	09.05.2014	Demolition of garages and erection of terrace of 3x3-bed houses, and demolition of garages and erection of new block of 6 garages and provision of 7 parking spaces.	Refused. Allowed at appeal.
14/01864/COND	06.05.2015	Details pursuant to Conditions 3 (materials) and 6 (hard and soft landscaping) of planning permission 13/00575/FUL	Permitted
15/01758/TPO	21.04.2016	Undertaking work to the following trees within a conservation area: T1 Sycamore Reduce crown by 30% approximately 2-3m. T2 Thuja Reduce height by 2-2.5m. T3 Thuja Remove deadwood, 2-3m. T4 Thuja Reduce height by 2.5m. T5 Thuja Reduce height by 2.5m. T6 Thuja Reduce height by 2.5m. T7: Thuja Reduce height by 2.5m. T8 Horse chestnut Fell. T9 Thuja Reduce height by 4m and remove deadwood. T10 Sycamore Fell. T12 Sycamore Fell. T16 Maple Reduce crown by 25%. T18: Willow Reduce crown by approximately 1m beyond previous pollard points.	Permitted

8 Planning Policy

National Policy Planning Framework (NPPF) 2012

Core Strategy 2007

Policy CS1	Sustainable development
Policy CS5	The built environment

Development Management Policies 2015

Policy DM9	Townscape character and local distinctiveness
Policy DM10	Design requirements for new developments

9 Planning considerations

Impact on visual amenity

- 9.1 The proposed extension to the dwelling is single-storey and located wholly to the rear of the main building. As such it would not be visible within the street scene from Highridge Close. A public footpath runs along the rear of the site. The rear boundary is lined with a 1.8m high close boarded fence. The extension would be located approximately 8m from this boundary and therefore it would not be overly visible from the footpath. The proposal is a subservient addition that has no harmful impact on the character of the host building. The development has no adverse impact on visual amenity.

Impact on residential amenity

- 9.2 It is proposed to erect rear extensions to the adjoining properties on either side of No.22C. The extension to 22C will be 1m deeper than at 22B and 22D. Given its depth, the proposal will have no adverse impact on these properties.
- 9.3 The extension would be located approximately 7m from the existing dwelling to the west No.22A Highridge Close. Given the scale of the proposal and distance between the buildings, the proposal would cause no undue loss of light, outlook or privacy to No.22A.
- 9.4 Pear Tree Cottage is located to the east of the site and divided from it by a brick wall of approximately 2m high. The extension at No.22C is located approximately 9.5m from the boundary of Pear Tree Cottage. Given this distance and its scale, the extension will cause no loss of amenity to Pear Tree Cottage. The proposed lantern roof light is small in scale and the future occupiers of the property would not be able to see Pear Tree Cottage out of it. The proposal would not cause any loss of privacy.

10 Conclusion

- 10.1 The proposed extension would have an acceptable impact on visual and residential amenity and as such the application is recommended for approval.

11 Recommendation

11.1 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 2004.

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

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

- (3) The development hereby permitted shall be carried out in accordance with the following approved plans: Drawing Numbers HC314/120, HC314/220, HC314/250 and HC314/320.

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).

Informatives:

- (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.