

## **64 The Avenue Worcester Park Surrey KT4 7HH**

Single-storey flank and rear extension, two storey front extension (Amended drawings received 18.08.2016)

<b>Ward:</b>	<b>Cuddington</b>
<b>Contact Officer:</b>	<b>John Robinson</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: <http://eplanning.epsom-ewell.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=O99KSXGYLJQ00>

### **2 Summary**

- 2.1 The application site is located on the south west side of The Avenue. The application site comprises a detached dwelling, which benefits from an attached garage and rear conservatory extension. The application seeks permission for a single storey flank and rear extension and a two storey front extension.
- 2.2 The application has been submitted to committee at the request of Cllr. David Reeve.
- 2.3 The application is recommended for APPROVAL.

### **3 Site description**

- 3.1 The application site is located on the south west side of The Avenue and comprises a detached dwelling, which has been previously extended in the form of a rear conservatory and a single storey side and rear extension incorporating a garage.
- 3.2 The dwelling has a mock Tudor front elevation, with a prominent; gable ended pitched roofed front projection, under a hipped tiled roof. The attached garage has a dwarf, crowned roof, which extends across part of the front elevation as a lean-to roof.

- 3.3 The site falls slightly from back of footway to the rear boundary, and as a result the rear conservatory is on a raised plinth some 600mm above ground level. The site is demarcated along both flank boundaries by a 2m high timber fence, extended by a 600mm high trellis along the south west boundary, and additional vegetation along the boundary with No 66 The Avenue.
- 3.4 The immediate area is predominately residential, characterised by large dwellings of varying appearance and scale.

#### **4 Proposal**

- 4.1 The application seeks permission for the demolition of the flank extension and conservatory, and the erection of a single storey flank and rear extension, and a two storey front extension.
- 4.2 The flank extension would have a width of 1.6m and would have a depth of 9.6m and would be set back some 1.2m from the flank boundary with No 66 The Avenue. The front elevation would be set back 1m from the main front elevation and the rear elevation around 2.8m beyond the existing rear wall.
- 4.3 The rear extension would project 5.79m beyond the existing rear elevation and would have a width of 9m, extending across the full width of the original main dwelling.
- 4.4 The two storey front extension would infill the north eastern corner of the house and would have a width of 3m and a depth of 4.2m. The flank wall would maintain the existing alignment of the flank elevation and the front elevation would align with the main front elevation.
- 4.5 A new hipped roof, (incorporating a front rooflight) with a raised ridgeline, would extend over the new two storey extension. The single storey flank and rear extensions would have a dwarf hipped and crowned roof, with the rear roof incorporating two roof lanterns.

#### **5 Comments from third parties**

- 5.1 Site notice displayed, and the occupiers of 7 neighbouring properties notified via letter. To date (27.07.2016) one letter of objection have been received regarding:
- Overlooking and loss of privacy to No 66 The Avenue

#### **6 Consultations**

- 6.1 Highways Officer: No objections.

## 7 Relevant planning history

Application number	Decision date	Application detail	Decision
06/01010/FUL	12.01.2007	Erection of single storey rear extension (as amended by plans received 12.01.2007 to show balcony feature deleted)	GRANTED
16/00487/CLP		Certificate of lawfulness for two-storey rear extension	REFUSED

## 8 Planning Policy

### Core Strategy 2007

Policy CS1 Sustainable Development  
Policy CS5 Built environment

### Development Management Policies Document 2015

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

## 9 Planning considerations

### Visual impact

- 9.1 The proposed front and flank extensions would be visible in the street scene. The new roof profile would result in the ridge height being increased by some 2m, around 1.2m higher than the neighbouring roof at No 62, and some 1.2m lower than the property to the south west (No 66). The roof profile/height would therefore reflect the rising ground level from the lower neighbour at No 62 towards the higher neighbour at No 66. Whilst the first floor would not be set back 1m from the front elevation it would be set back around 3m from the flank boundary which would prevent a “terraced” effect in the streetscene.
- 9.2 Overall the design scale and massing of the proposed development would respect the prevailing typology, and would fit comfortably in the street scene and would not have a detrimental impact on the character and appearance of the wider area in accordance with policies DM9 and 10.

### Impact on Neighbour Amenity

- 9.3 Concerns have been raised by the neighbour at No 62 regarding overlooking and impact on their privacy. The proposed flank extension would have one window serving a cloakroom and two windows serving a kitchen. The kitchen windows would have a sill height set at kitchen counter level, with a head height of 1.5m which would result in no direct views towards the affected neighbour. In any event, despite the extension's ground floor being raised some 1m above the ground level of the neighbouring property, the boundary fence would prevent any overlooking of this property.
- 9.4 The rear extension would have flank windows in either corner, as well as a 4.8m wide sliding glazed door in the rear elevation. A raised, 3m deep patio would project beyond the new rear extension. The flank window would be set back some 2.8m from the shared boundary with No 62 and views towards this neighbour would be obscured by the extensive 3m high planting along the shared boundary. The views from the raised patio would similarly be interrupted by the fence/foilage.
- 9.5 Notwithstanding the above, as an additional measure it is proposed to impose a safeguarding condition requiring the (corner) flank window to be obscurely glazed.
- 9.6 The flank extension would marginally conflict with a 43 degree daylight angle taken from a point 2.5m above the flank boundary with No 62. However, the flank wall would be set back some 3m from the affected dwelling and any loss of light would not be significant at this distance.
- 9.7 The proposal is not considered to result in any adverse impact on the amenities of the adjoining occupiers through loss of light, outlook or overlooking and would therefore comply with Development Management Policy DM10.

### Community Infrastructure Levy

- 9.40 The scheme is CIL liable

## **10 Conclusion**

- 10.1 The proposed scheme would not have a harmful impact on the streetscene or character of the wider area. The impact on neighbour amenity is not considered to be significant and the scheme is therefore recommended for APPROVAL

## **11 Recommendation**

- 11.1 Planning permission is granted, subject to the following conditions:

### Conditions:

- (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 flank window in the rear south east corner of the rear extension hereby permitted shall be glazed with obscure glass of no less than obscurity level 3 and shall thereafter be permanently retained as such.

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

- (4) The development hereby permitted shall be carried out in accordance with the following approved drawings:

500A; 501A

**Reason:** For the avoidance of doubt and in the interests of proper planning as required by 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](mailto:contactus@epsom-ewell.gov.uk).