

Jannat, 2A Derek Avenue West Ewell Surrey, KT19 9HT

First floor side extension. (Amended drawings received 12.08.2016)

Ward:	Ruxley
Contact Officer:	John Robinson

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=O95VHMGYLIY00>

2 Summary

- 2.1 The application site is located on the eastern side of Derek Avenue. The application site comprises a two-storey detached dwelling, which benefits from an extended attached garage. The application seeks permission for a first floor side extension
- 2.2 The application has been submitted to committee at the request of Cllr. Jan Mason
- 2.3 The application is recommended for APPROVAL.

3 Site description

- 3.1 The application site is located on eastern side of Derek Avenue and comprises a circa 1960's period detached dwelling, which benefits from an attached garage set on the flank boundary, and which has been previously extended to the rear.
- 3.2 The dwelling has rendered elevations under a pitched tiled roof. The attached garage has a pitched roof over the front section, which partly extends across the front elevation to accommodate an enclosed entrance porch. The rear section of the garage has a lean-to roof.
- 3.3 The immediate area is predominately residential, characterised by inter-war period semi-detached dwellings of similar appearance and scale.

4 Proposal

- 4.1 The application seeks permission for a first floor side extension.
- 4.2 The flank extension would have a width of 2.2m and would be set back 500mm from the main front elevation and 1m from the flank boundary. It would extend the full depth of the original house, with the rear elevation aligning with the existing rear wall. The eaves height (of the existing garage) along the shared boundary would remain as existing.
- 4.3 The extension would have a subservient, hipped crowned roof, set down around 700mm from the main roof.

5 Comments from third parties

- 5.1 Site notice displayed, and the occupiers of 11 neighbouring properties notified via letter. To date (17.08.2016) two letters of objection have been received regarding:
- Contrary to the SPG in terms of set back at first floor level (*Officer comments: An amended scheme has been submitted with which officers are satisfied complies with the spirit of the SPG in terms of the set back from the front elevation and flank boundary*).
 - Loss of sunlight/daylight to No 2 Derek Avenue.

6 Consultations

- 6.1 Highways Officer: No objections.

7 Relevant planning history

Application number	Decision date	Application detail	Decision
01/00855/FUL	29.10.2001	Garage extension and formation of pitched roof over porch	GRANTED

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 Concerns have been raised that the proposed scheme would not be in keeping with the prevailing development typology or current street scene. The existing building is of circa 1960's period, in contrast to the surrounding typology which comprises inter-war period semi-detached dwellings. This plot was developed much later than the adjoining properties hence the architectural differences with the rest of Derek Avenue. In particular the dwelling's gable-ended roof also pitches away from each respective flank boundary in contrast to the prevailing roof profiles which have pitched roof forms which slope away from the street .
- 9.2 Notwithstanding these design differences the roof of the proposed side extension pitches away from the street and would read as a subservient extension to the main house. It would be set back 1m from the boundary with its neighbour (No.2 Derek Avenue) as suggested by the SPG and set back 500m from the front corner of the existing building which in this instance is considered sufficient to avoid a "terracing effect" in the street scene. Given its subordinate size and set-backs, achieving a 3.7m gap at first floor to the flank elevation of No.2, the new extension would not result in an unacceptably bulky or prominent extension in the street scene. It would sit comfortably with the existing house, thereby not detracting from the original appearance of the dwelling, and it would not therefore have a detrimental impact on the character and appearance of the wider area in accordance with policies DM9 and DM10.

Impact on Neighbour Amenity

- 9.3 Concerns have been raised by the neighbour at No 2 regarding loss of sunlight/daylight to their (secondary) kitchen window and half glazed door in their side elevation which faces onto the application site.
- 9.4 Both properties have single storey side extensions close to the common boundary. The neighbour's extension is 1.7m from the application site's garage and would face the new side extension at a distance of 2.7m. Whilst this is a close and sensitive relationship this is not uncommon in an urban area.
- 9.5 Whilst the extension would conflict with a 43 degree daylight angle taken from a point 2.5m above the shared boundary, at this distance loss of daylight would not be significant. It is noted that the complainant's flank window is secondary, and the kitchen is also served by a further much larger window in the rear elevation.

- 9.6 It is also noted that the affected neighbour's direct views of "open sky" and the enjoyment of sunshine is already compromised by the roof profile of the application dwelling's garage and indeed their own garage, and the new extension, which would be set back 1m from the edge of the flank wall to the garage, would not, in my opinion, result in a disproportionate impact on daylight/sunlight levels. That this is a secondary window and door and that the kitchen is served by larger full-sized windows to the rear is material in this instance and the kitchen will continue to receive acceptable levels of sunlight.
- 9.7 The proposal would therefore comply with Development Management Policy DM10.

Community Infrastructure Levy

- 9.8 The scheme is not CIL liable

10 Conclusion

- 10.1 The proposed scheme would not have a harmful impact on the street scene 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 development hereby permitted shall be carried out in accordance with the following approved drawings:**

004A; 005A

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.**