

**18 Gayfere Road Stoneleigh Surrey KT17 2JX**

Erection of hipped roof over existing side dormer with front and side roof lights and erection of a part single/part two storey side and rear extension and rear dormer window (amended drawings received 27.04.2017)

<b>Ward:</b>	<b>Stoneleigh</b>
<b>Contact Officer:</b>	<b>James Udall</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=OM8MPD GYG2Y00>

**2 Summary**

- 2.1 This application proposes the erection of a hipped roof over an existing side dormer with front and side roof lights and the erection of a part single/part two storey side and rear extension and a rear dormer window.
- 2.2 This application has been submitted to committee because the applicant is a Ward Councillor.
- 2.3 The application is recommended for APPROVAL

**3 Site description**

- 3.1 The application property is a two storey semi-detached chalet style dwelling with a gable roof. The property is characterised by a two storey front projection which forms a bay window. The property is set back from the road by a small front garden. The dwelling has a first floor side dormer window and an infill single storey flat roofed rear extension.
- 3.2 The application site is situated on the eastern side of Gayfere Road. The area is residential in character and comprises of mainly two storey semi-detached chalet style dwellings constructed to similar designs and scales.
- 3.3 The adjacent dwelling to the south No.16 has a first floor side dormer window with a hipped roof. No.16 also has a part single/part two storey rear extension. The adjoining dwelling to the north No.20, has a first floor side dormer with a flat roof and a single storey rear projection.

#### **4 Proposal**

- 4.1 This application seeks permission for the erection of hipped roof over existing side dormer with front and side roof lights and the erection of a part single/part two storey side and rear extension and a rear dormer window.

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

- 5.1 The application was advertised by means of letters of notification to 8 neighbouring properties, to date (27.04.2017) no letters of objection have been received.

#### **6 Consultations**

- 6.1 N/A

#### **7 Relevant planning history**

<b>Application number</b>	<b>Decision date</b>	<b>Application detail</b>	<b>Decision</b>
98/00852/FUL	29.01.1999	First floor side dormer extension	Permission Granted

#### **8 Planning Policy**

National Policy Planning Framework (NPPF) 2012

Chapter 7: Requiring Good Design

Core Strategy 2007

Policy CS1                      General Policy  
Policy CS5                      Built Environment

Development Management Policies Document 2015

Policy DM9                      Townscape Character and Local Distinctiveness  
Policy DM10                      Design Requirements for New Developments

Supplementary Planning Guidance

Householder design guidance 2004

## **9 Planning considerations**

### Visual Impact

- 9.1 Policy DM10 states that all "development proposals will be required to incorporate principles of good design. The most essential elements identified as contributing to the character and local distinctiveness of a street or area which should be respected, maintained or enhanced".
- 9.2 It is proposed to erect a hipped roof over the existing side dormer window. The proposed roof would be similar in design to other extensions in the road with the result that it would not harm the visual appearance of the dwelling or the wider character of the area.
- 9.3 The proposed roof would have one front roof light and one flank roof light. The proposed roof lights would be small in scale and would therefore appear sympathetic to the dwelling's overall appearance.
- 9.4 The SPG advises that extensions should be set in at least 1m from the shared boundary with neighbouring dwellings to reduce any terracing effect and the proposed two storey side extension would follow this advice. Furthermore the new roof would be set down 1.4m from the ridge so that it would appear as a subservient addition to the dwelling.
- 9.5 In its amended form the proposed single storey rear extension would have a depth of 4m, a width of 7.9m and a height of 3m. Due to its size and design it would appear subservient to the host dwelling.
- 9.6 The rear dormer window is of an acceptable size and design and would be well located within the existing rear roof slope such that it would comply with the advice in the SPG and would not be visible from the public domain. Overall the proposals are considered to respect and maintain the character of the area and therefore comply with policies DM9, DM10 and CS5

### Residential Amenity

- 9.7 Policy DM10 (ix) states that proposals must have regard to the amenities of occupants and neighbours, including in terms of privacy, outlook, sunlight/daylight, and noise and disturbance.
- 9.8 Due to their size, design and siting the proposed front and side roof lights would not have any impact on the privacy of the neighbouring occupants.
- 9.9 The proposed two storey rear extension would have one glazed door on the flank elevation facing No.16 at ground floor level. The door would be 1m from the shared boundary with No.16 and would face onto a timber fence. Due to the separation distance retained and the screening which exists at the boundary with No.16, the proposed door would not harm the privacy of the neighbouring occupants.

- 9.10 The SPG advises that two storey rear extensions should not encroach over a 43 degree daylight angle taken from a point 2.5m from the shared boundary with neighbouring occupants. While the proposed extension would comply with this advice with regard to No.20, its attached neighbour, the proposed extension would encroach over a 43 degree daylight angle taken from a point 2.5m from the shared boundary with No.16.
- 9.11 However, it is noted that No.16 has a two storey rear extension and an attached garage which currently affects the light received by this property and due to the size and siting of the proposed extension, and the fact that No.16 is due south west of the application site, it is not considered that the rear extension would result in an unacceptable loss of further daylight. It would therefore not be justified to refuse planning permission in this instance.
- 9.12 The proposed two storey rear extension would also not encroach over a 45 degree angle drawn on a plan from the edge of rear windows of the neighbouring dwellings. Furthermore the proposed extension would not have any flank windows and would therefore not harm the privacy of neighbouring occupants.
- 9.13 The original proposal sought a 6m deep single storey rear extension and officers have negotiated a depth of 4m as it is considered that an extension of any greater depth could result in some overshadowing and potential tunnelling impact on neighbouring amenities due to the existence of the existing pitched roof rear extension typical to these properties. Whilst policy suggests an extension should be no deeper than 3.25m, it is possible to extend up to 6m deep through the larger home extension scheme under permitted development rights, subject to no adverse comments from neighbours. The agreed, revised depth is not considered harmful to neighbours. The proposed single storey rear extension would not have any flank windows and would therefore not harm the privacy of neighbouring occupants.
- 9.14 The proposed scheme would therefore accord with Policy DM10.

#### Parking

- 9.15 The Parking Standards for residential development Supplementary Planning Document advises that four bedroom plus dwellings should have at least 3 car parking spaces. There would be sufficient car parking space at the front of the dwelling for 3 car parking spaces. The proposal would therefore comply with the Council's car parking standards.

## **10 Conclusion**

- 10.1 The proposed extensions would not harm the visual appearance of the dwelling or the character of the area. They would also not harm the outlook, daylight, privacy and amenities of the neighbouring occupants. It is therefore recommended that planning permission is granted.

## **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 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 to the retained fabric, shall match in material, colour, size, style, bonding, texture and profile those of the existing building.

**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 2015.

- (3) The development hereby permitted shall be carried out in accordance with the following approved documents: 020 REV A, 021 REV A, 022 REV A, 023 REV A & 024 REV A received 27.04.2017

**Reason:** For the avoidance of doubt and in the interests of proper planning as required by Policy CS5 of the Core Strategy 2007.

- (4) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking or re-enacting or amending that Order with or without modification), no windows, or other form of openings other than those shown on the approved plans, shall be inserted in the flank elevations of the development hereby permitted.

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

**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) No part of the development including foundations or guttering, shall encroach upon the adjoining property.
- (3) Given that the proposed works will be undertaken on or close to a boundary with the neighbouring properties, the applicant is reminded of the requirements of The Party Wall Act 1996 which amongst other things requires adjoining owners to be notified of the proposals, and their agreement sought to the proposed works.

- (4) Works related to the construction of the development hereby permitted, including works of demolition or preparation prior to building operations shall not take place other than between the hours of 08.00 to 18.00 hours Mondays to Fridays; 08.00 to 13.00 hours Saturdays; with no work on Saturday afternoons (after 13.00 hours), Sundays, Bank Holidays or Public Holidays.**
- (5) 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).**