

**7 Woodland Close Ewell Surrey KT19 0BQ**

New (raised) flat roof to flank extension, conversion of garage to a habitable room, new decking to rear

<b>Ward:</b>	<b>Ewell Court</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=OVA65TG YHP100>

**2 Summary**

- 2.1** This application proposes the installation of a new (raised) flat roof to the existing flank extension, conversion of the garage to a habitable room, and the erection of new decking to the rear of the dwelling.
- 2.2** This application has been submitted to committee as the applicant is a Councillor.
- 2.3 The application is recommended for APPROVAL**

**3 Site description**

- 3.1** The application property is a detached bungalow, located at the western edge of the turning head to Woodlands Close. The property has rendered elevations under a hipped tiled roof, and benefits from a flat roofed flank and rear extension. The flank extension accommodates a garage.
- 3.2** The immediate area is characterised by similar inter-war period detached bungalows of varied appearance and scale.

**4 Proposal**

- 4.1** This application proposes the installation of a new (raised) flat roof to the existing flank extension, conversion of the garage to a habitable room, and the erection of new decking to the rear of the dwelling.

- 4.2** A 2.3m x 1m deep section of the front elevation of the flank extension would be demolished (including the removal of the garage door) and would be replaced by a new casement window. A new flat roof incorporating two rooflights would replace the existing flat roof to the flank extension. The new roof would result in the roof height being increased by 460mm. (Overall height 3.4m)
- 4.3** A new raised timber deck is proposed to the rear elevation. It would extend across the full width of the dwelling (12m) and would have a depth of 3m. It would be raised 900mm above ground level.

**5 Comments from third parties**

- 5.1** The application was advertised by means of letters of notification to 2 neighbouring properties, and a site notice. To date (29.11.2017) no objections have been received.

**6 Consultations**

- 6.1** County Highway Authority: No objections.

**7 Relevant planning history**

<b>Application number</b>	<b>Decision date</b>	<b>Application detail</b>	<b>Decision</b>
None relevant			

**8 Planning Policy**

Core Strategy 2007

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 Documents

Parking Standards for Residential development 2015

## **9 Planning considerations**

### Visual Impact

- 9.1** The proposed new roof and garage conversion would be visible in the streetscene. The proposed scheme is relatively discreet and would not detract from the appearance of the original dwelling or have a material harmful impact on the streetscene and character and appearance of the wider area.
- 9.2** It is therefore concluded that the proposed scheme in terms of its design, scale and massing would therefore accord with policies DM9, DM10 and CS5.

### Residential Amenity

- 9.3** The proposed raised deck would not lead to overlooking of the neighbouring properties as the application property is enclosed by vegetation and a 2m high flank boundary fence. The increase in height of the flat roof by 460mm is acceptable.
- 9.4** The proposed scheme would therefore accord with Policy DM10

### Parking/Access

- 9.5** The proposal would result in the loss of a parking space. However there would be sufficient space within the forecourt area to accommodate the displaced vehicle.

### Community Infrastructure Levy

- 9.27** The proposed scheme is not CIL liable.

## **10 Conclusion**

- 10.1** In light of the above it is recommended that planning permission be GRANTED.

## **11 Recommendation**

- 11.1** The Committee authorise the Head of Place Development to grant planning permission 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 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 2015.

- (3) The development hereby permitted shall be carried out in accordance with the following plans:

**Plan1 : Proposed floorplans: Plan2 : Proposed flank elevation : Plan 3 Proposed rear elevation; Plan 4 Proposed front elevation;**

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

**Informative:**

- (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