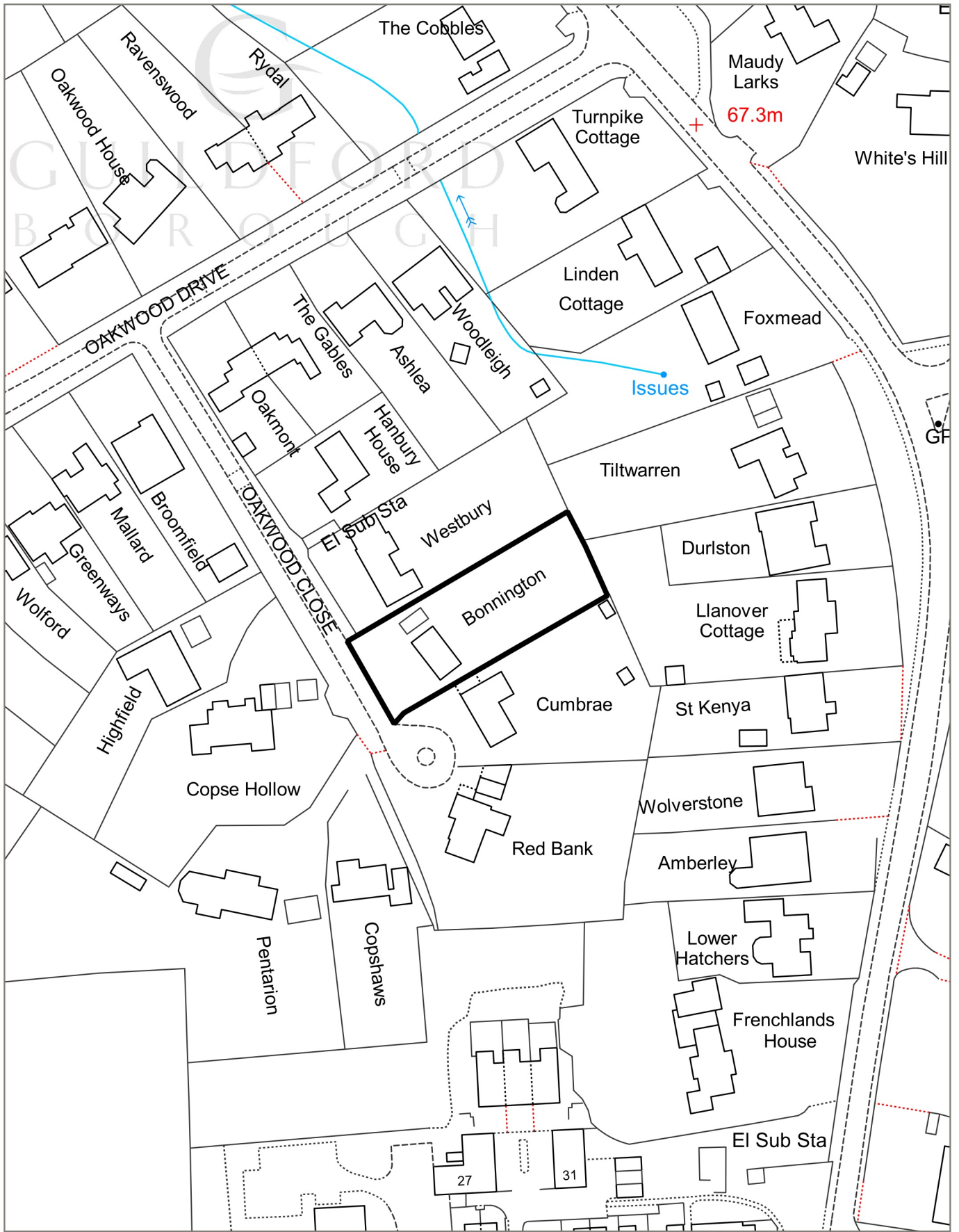


22/P/00170 - Boningtons, Oakwood Close, East Horsley, Leatherhead



© Crown Copyright 2022. Guildford Borough Council.
Licence No. 100019625.

This map is for identification purposes only and should
not be relied upon for accuracy.

Print Date: 22/08/2022

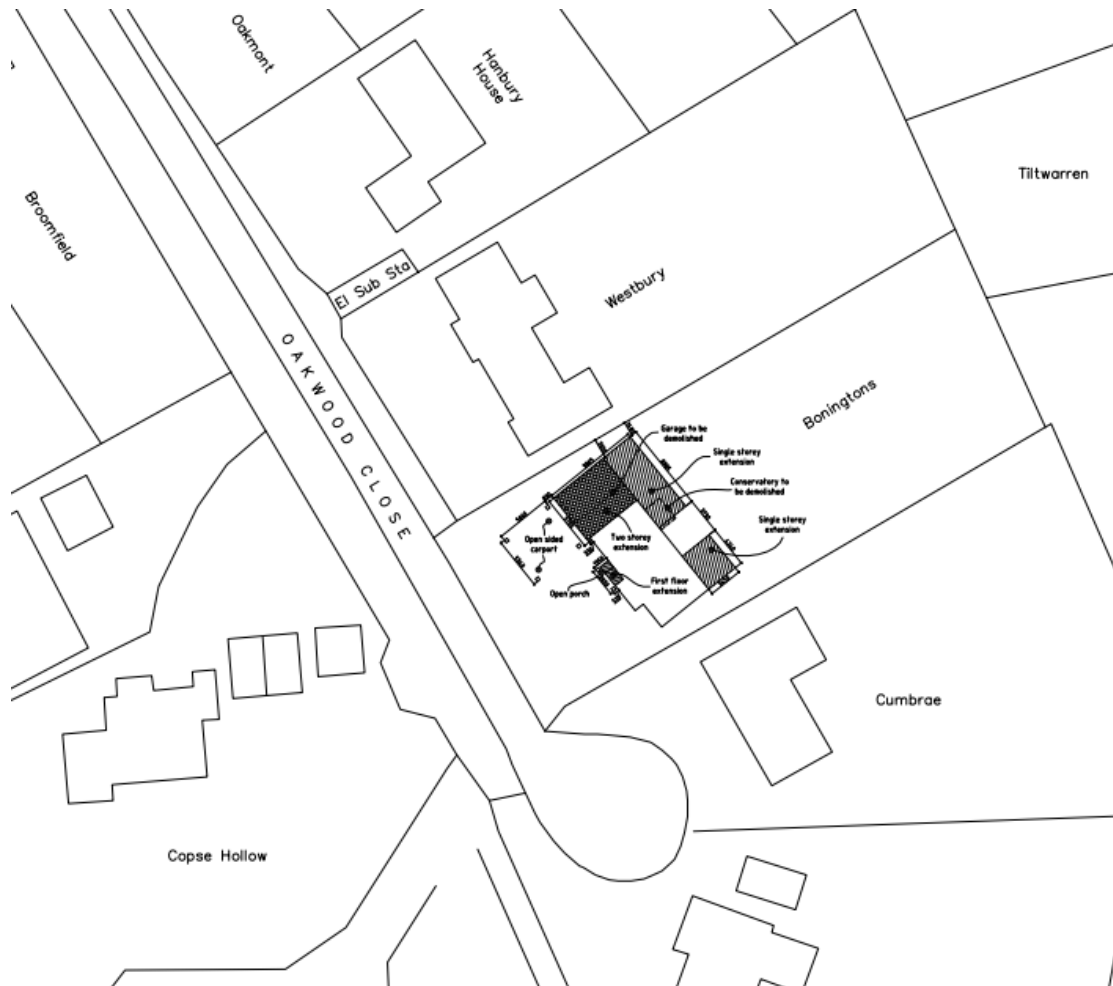


Not to Scale



GUILDFORD
BOROUGH

**22/P/00170 – Boningtons, Oakwood Close, East Horsley, Leatherhead,
KT24 6QG**



Not to scale

App No: 22/P/00170
Appn Type: Full Application
Case Officer: Michaela Stevens
Parish: East Horsley
Agent : Mr Scully
Springwheel Associates
Highway Farm
Horsley Road
Cobham
KT11 3JZ

8 Wk Deadline: 24/03/2022

Ward: Clandon & Horsley
Applicant: Mr & Mrs J Glover
Boningtons
Oakwood Close
East Horsley
KT24 6QG

Location: Boningtons, Oakwood Close, East Horsley, Leatherhead, KT24 6QG
Proposal: First floor front extension to form front gable, front porch, two storey side extension with front and rear gables, a single storey rear extension and carport, following demolition of existing garage and conservatory.

Executive Summary

Reason for referral

This application has been referred to the Planning Committee because more than 10 letters of objection have been received, contrary to the Officer's recommendation.

Key information

The proposed development relates to a detached house on Oakwood Close, for a two storey side extension, front porch, first floor front extension and single storey extensions at the rear, following the demolition of the existing detached garage and conservatory.

The scheme has been amended to omit a car port that was forward of the main building, in response to concerns raised.

Summary of considerations and constraints

The proposed enlargements would complement the main dwelling and would not appear incongruous in the streetscene. This would comply with policy EH-H7 (a) of the East Horsley Neighbourhood Plan (2017-2033), policy D1 of the Local Plan: Strategy and Site (LPSS) 2015-2034, policy G5 of the saved Guildford Borough Local Plan (GBLP) 2003, Residential Extensions and Alterations Guide SPD and the NPPF.

The removal of the car port would ensure that the proposals would comply with policy EH-H7 (a)(vii) of the East Horsley Neighbourhood Plan (2017-2033).

RECOMMENDATION:

Approve - subject to the following condition(s) and reason(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 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 carried out in accordance with the following approved plans:
21165/04b Amended Proposed Ground Floor Plan Date: March 2022
21165/05b Amended Proposed First Floor and Roof Plan Date: March 2022
21165/06b Amended Proposed Elevations Date: March 2022
21165/07b Amended Proposed Block and Site Plan Date: March 2022

Reason: To ensure that the development is carried out in accordance with the approved plans and in the interests of proper planning.

3. Except where stated otherwise on the approved Plans, all new works and works of making good the retained fabric shall be finished to resemble in size, colour, texture and profile those of the existing building.

Reason: To ensure a satisfactory standard of external appearance in the interest of visual appearance and nearby residential amenity.

Informatives:

1. This statement is provided in accordance with Article 35(2) of the Town and Country Planning (Development Management Procedure) (England) Order 2015. Guildford Borough Council seek to take a positive and proactive approach to development proposals. We work with applicants in a positive and proactive manner by:
 - Offering a pre application advice service
 - Where pre-application advice has been sought and that advice has been followed we will advise applicants/agents of any further issues arising during the course of the application
 - Where possible officers will seek minor amendments to overcome issues identified at an early stage in the application process

However, Guildford Borough Council will generally not engage in unnecessary negotiation for fundamentally unacceptable proposals or where significant changes to an application is required.

Pre-application advice was not sought prior to submission and minor alterations were required to overcome concerns, these were sought and the applicant agreed to the changes.

2. If you need any advice regarding Building Regulations please do not hesitate to contact Guildford Borough Council Building Control on 01483 444545 or buildingcontrol@guildford.gov.uk

Officer's Report

Site description.

The application site comprises a two-storey detached property located on Oakwood Close within the settlement boundary of East Horsley. The site is not within a Conservation Area and there are no heritage assets within or adjacent to the plot. The site is partially located within Flood Zone 1, 2 and 3, albeit the area proposed for development sits entirely within Flood Zone 1.

Proposal.

First floor front extension to form front gable, front porch, two storey side extension with front and rear gables, a single storey rear extension and carport, following demolition of existing garage and conservatory.

Relevant planning history.

No relevant planning history

Consultations.

Lead Local Flood Authority:

Advised that they had no comments on the original or amended plans.

Third party comments:

Eleven letters of objection have been received in relation to the application. Matters raised in these objections include, however, these comments relate to the garage port element which was subsequently removed from the proposed development:

- Visual impact of the proposed car port
- Potential impact of car port on surface water flooding
- Impact of construction on the amenity of neighbours

[officer comment: due to the small scale of the proposed works, should there be any undue noise and disturbance there are safeguards under environmental health legislation]

- Surface water flooding risk
[officer comment: this would be addressed under Building Regulations]

The applicant approached objectors to withdraw their objections, given the removal of the garage port, no objections were withdrawn.

Planning policies.

National Planning Policy Framework (NPPF) 2021:

Chapter 2: Achieving Sustainable Development

Chapter 4: Decision Making

Chapter 12: Achieving Well Designed Places

Chapter 14: Meeting the challenge of climate change, flooding and coastal change

Guildford Borough Local Plan: Strategy and Sites (LPSS), 2015-2034:

S1: Presumption in favour of sustainable development

P4: Flooding, flood risk and groundwater protection zones
D1: Place shaping.

Guildford Borough Local Plan 2003 (as saved by CLG Direction 24 September 2007):

The Guildford borough Local Plan: Strategy and Sites was adopted by Council on 25 April 2019. The Plan carries full weight as part of the Council's Development Plan. The Local Plan 2003 policies that are not superseded are retained and continue to form part of the development plan (see Appendix 8 of the Local Plan: strategy and sites for superseded Local Plan 2003 policies).

G1: General Standards of Development

G5: Design Code

East Horsley Neighbourhood Plan 2017 – 2033:

Policy EH-EN5: Flooding

Policy EH-H7: East Horsley Design Code

Supplementary planning documents:

GBC Residential Extensions and Alterations SPD 2018

Planning considerations.

The main planning considerations in this case are:

- the principle of development
- the impact of flood risk
- the impact on the scale and character
- the impact on the amenity of neighbouring properties

The Principle of Development

The principle of extending dwellings within the identified settlement areas is acceptable subject to policy requirements and conformity with design guidance.

The subject site is located within an established residential area where an extension to facilitate additional and improved living space is considered to be acceptable, subject to it providing high quality standards of internal accommodation, a design appropriate in the context of its surroundings and to it constituting neighbourly development.

The Impact of Flood Risk

The proposal is located within a plot that is partially within Flood Zone 1, 2 and 3, albeit the areas in Flood Zone 2 and 3 are located to the rear of the plot in the garden area. The house and the footprint of the proposed extension sit within Flood Zone 1.

The application was submitted with a Flood Risk Assessment which concluded the proposal would not impact on flood risk elsewhere. Surrey County Council were consulted as the Lead Local Flood Authority, who advised they had no comments on either the originally submitted or amended Plans.

The proposal development would not have an adverse impact on flood risk and therefore accords with Policy P4 of the Local Plan (2019).

The Impact on Scale and Character

The proposal seeks to demolish the existing garage, which is presently a separate building to accommodate a two-storey side extension the main house. The two-storey side extension is 5699mm in length and is 6415mm in width, of which 330mm extends forward of the main building line to create a new gable. A further forward projection of 1,038mm is proposed to facilitate the conversion of the existing porch and front extension into a second gable. A new timber framed porch extends a further 512mm beyond this. The two-storey extension proposes a pitched roof to match the existing materials eave and ridge height. It is proposed to use a render finish on both the front gables. Whilst there is no render on the existing property, there are many examples of properties around the site that are finished with render. As such, the addition of this finish would not be out of keeping with the character of the area.

The proposal seeks to demolish the existing conservatory and extend the property 3450mm to the rear to provide three new rooms and a covered patio area. The rear extension would be connected to the existing property via a lean-to roof, with an eaves height of 2325mm and a ridge height of 3,835mm. The proposed materials are brick and tile to match the existing property.

Oakwood Close is characterised by large-detached houses in generous plots and while the proposed extensions are substantial, the property would remain commensurate in size with surrounding houses. The extension of the property to the rear of the plot is similarly in keeping with surroundings properties and would retain a generous rear garden.

The bulk and massing of the building would be well articulated through the introduced gables which are characteristic of the area and found on neighbouring properties. The conversion of the existing box front extension to a gable is an improvement on the existing design and, in tandem with the proposed detailing, enhances the appearance of the front elevation. The introduction of a gable on the rear elevation similarly improves the quality of the design.

The proposed works are acceptable when considering their impacts on the character and scale of the dwelling and its surrounds. The proposal therefore accords with sub-clause (1) of Policy D1 of the Local Plan (2019) and sub-clauses 1) and 3), policy EH-H7 of the neighbourhood plan and of Policy G5 of the Local Plan (2003).

The Impact on Neighbouring Amenity

Saved Policy G1(3) of the Local Plan (2003) seeks to protect the amenities of neighbouring properties.

The proposed rear extension does not extend to the rear of its two neighbouring properties, Westbury and Cumbrae, and therefore sits within the 45 degree line as recommended in the Residential Extensions and Alterations SPD (2018). There are no unacceptable impacts on daylight or sunlight to neighbouring properties arising from this development accordingly.

No windows are proposed on the side elevations and an existing ground floor window on the southern elevation will be removed. A degree of mutual overlooking already exists between the property and its immediate neighbours from rear, first floor windows. While the proposed

extension will increase the number of windows from four to five, it will not increase overlooking to an unacceptable level.

The rear extension is modest and the distance to the rear boundary with the properties on Ockham Road South will remain in excess of 30metres. There is no detrimental impact on the amenity of these properties accordingly.

The proposal development would not result in any significant impact to the neighbouring properties. The proposal therefore accords with Policy G1(3) and sub-clause 2) of Policy H8 of the Local Plan.

Conclusion.

The proposed enlargements to the dwelling would complement the main dwelling and would not have an adverse impact on the visual amenity of the surrounding area.

Whilst there would be a change in relationships, there would be no material harm to neighbour amenity.