

PLANNING COMMITTEE

3RD JUNE 2009

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PART A

There are no Part A applications

PART B

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PART B

(There are no Part A applications)



N
 RU.09/0345
 Not to Scale
 DATE: 03/06/09

ADDRESS: 1
 SOUTH VIEW COTTAGES
 GREEN ROAD
 THORPE 1.

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RU.09/0345 Date Reg: 24.04.09

Ward: THORPE

LOCATION: 1 SOUTH VIEW COTTAGES, GREEN ROAD, THORPE
PROPOSAL: ERECTION OF A SINGLE STOREY DETACHED OUTBUILDING TO
REAR OF PROPERTY (PARTIALLY RETROSPECTIVE)
TYPE: FULL PLANNING PERMISSION
APPLICANT: Mr D. Stephen

This application has been referred to the Planning Committee for determination by Councillor Mrs Gill

Local Plan: Saved policies relevant to the consideration of this application are:

Second Alteration April 2001: GB2, HO9, SV2

1. Site

- 1.1 The site is located in the designated Green Belt in the settlement of Thorpe on the northern side of Green Road. No. 1 South View Cottages is a two storey semi detached property. The site is also situated in the High Risk flood zone (Zone 3).
- 1.2 To the rear of the property, all boundaries are defined by 1.8 metre close boarded fencing. The outbuilding which is being considered in this application is currently under construction at the rear of the site.

2. History

- 2.1 The planning history for the site is as follows:
- 2.2 In 1960, building regulation approval was granted (EGH.60/6323) for the erection of a garage.
- 2.3 In 1967, building regulations approval was granted (EGH.67/11812) for the erection of a ground floor extension to form bathroom/w.c.
- 2.4 In July 2007, permission was refused (RU.07/0654) for the erection of a part first floor, part two storey rear and part two storey, part single storey side extension.
- 2.5 In November 2008, permission was granted (RU.07/1132) for the erection of a part first floor, part two storey rear and part two storey, part single storey side extension.

3. Application

- 3.1 The application is for the retention of a single storey detached outbuilding to the rear of the property.

- 3.2 The outbuilding currently under construction replaces a former double garage which appears to have been located in a similar position on this site. The applicant has not provided any measurements for the former garage.
- 3.3 The plans submitted show that the outbuilding proposed would have a width of approximately 6.1 metres and a depth of approximately 5 metres. These measurements have been verified on site by the case officer. The roof of the building has not yet been constructed but the plans show that the structure is proposed to be gable ended with an eaves height of approximately 2.4 metres and a ridge height of approximately 3.7 metres. The floor plans show that the outbuilding would contain a w.c.
- 3.4 The plans show that the outbuilding would be located a minimum separation distance of approximately 40cm from the north western site boundary and would provide a minimum separation distance of approximately 1 metre from the north eastern site boundary. It would be located approximately 17 metres from the rear elevation of No. 1 South View cottages.
- 3.5 The applicant's agent has stated:

"I understand that objections have been raised claiming that the building is to be used as living accommodation for students at a local college, living accommodation for relatives of the owners and various other uses. I am surprised at the number of objections and claims that are based just on speculation without any foundation.

The building is to be used solely for the benefit of the owners as a study/summer house ancillary to the dwelling and is not to be used for living accommodation or as a granny annexe.

Building work has been put on hold until the planning decision."

4. Consultations

- 4.1 The application was advertised on the Council's weekly list and six letters of notification were sent to individual properties. Nine letters of objection including one from Thorpe Ward Residents' Association have been received. The main concerns raised in these letters are summarised as follows:

- Concern regarding the use of the outbuilding (see paragraph 3.5 above).
- Construction works on the outbuilding have already begun without planning permission.
- The outbuilding is closer to the garage at 21 The Gower than shown on the plans. Concern raised regarding fire precaution systems planned.

- Planning permission has already been granted at the site for a 2 storey wrap around extension. The current application if allowed would result in an overdevelopment of the plot.
- The outbuilding has potential to be let out/used as a separate residential unit (see paragraph 3.5 above).
- The description of development refers to the removal of the existing garage. This has no relevance as the garage has already been removed (see paragraph 3.5 above).
- The loss of the garage has reduced parking at the property, causing a cramped appearance at the front of the dwelling.
- The outbuilding is overbearing for adjoining neighbours, being located close to all common boundaries and with a high pitch.
- A minimum separation distance of approximately 30cm between the outbuilding and the boundary at no.19 The Gower is inadequate for maintaining fences.
- Concern is raised regarding noise and disturbance from the outbuilding.
- Loss of privacy.
- Whilst the outbuilding is shown on the plans to have a height of approximately 3.7 metres, the outbuilding being erected appears to have a height greater than this. (No roof has yet been added to the building under construction. The proposed plans indicate a ridge height of 3.7 metres.)
- Loss of view from no.19 The Gower.
- The external design of the building is out of character with the dwellinghouse at the site, the surrounding properties and inappropriate in this Green Belt location.
- Concern regarding the accuracy of the plans in previous planning approval RU.07/1132.
- When the approved extension (RU.07/1132) is erected there will only be enough parking for 1 car at the site which will be inadequate to serve the dwelling.

4.2 The letter from Thorpe Ward Residents' Association states that the Association has some concerns regarding the application, in particular in relation to the use of the building. The letter states that the use of the building is described variously by the applicant's agent as 'detached outbuilding' (application form), 'studio/study' (site plan) and 'summer house' (plans and elevations). They suggest that the applicant should be encouraged to identify the exact proposed use of the building and then if the Council is minded to approve the application, such approval is conditioned to that particular use. In addition, the Thorpe Ward Residents' Association also notes that the window to the toilet shown on the floor plan is not shown on the elevation.

4.3 The County Highways Authority has no objections to the proposal in terms of car parking provision, highway generation or highway safety.

5. Planning Considerations

5.1 As the application site lies within the Green Belt settlement of Thorpe, this application will be assessed in accordance with Policy GB2 of the Runnymede Borough Council Local Plan. Consideration will also be given to the impact of the proposal on residential amenities. Further consideration will be given to the impact of the proposal on the floodplain.

5.2 Policy GB2 states that development will only be permitted in the settlement of Thorpe where it is on land substantially surrounded by existing development and where it does not detract from the character of the settlement or the surrounding area. In this instance, the outbuilding under construction is located at the rear of the plot, approximately 35 metres back from the highway and in a locality which is surrounded by residential development.

5.3 The proposed outbuilding would replace a double garage which existed in approximately the same location on this site. Whilst no floor plans or elevations have been provided by the applicant for this structure with this application, aerial photographs show that the double garage had been located at the rear of the plot since at least 1993. Ordnance survey plans show that the garage had a floor area of approximately 27 sq m and photographic evidence submitted by the applicant shows that the garage had a gable ended roof although the height is unknown (it is estimated to be approximately 3.5 metres from the photograph). The outbuilding currently under construction proposes a relatively modest floor area increase to approximately 31 square metres (an increase of 4 square metres). Overall, due to the relatively limited degree of change between the position of the previous building (a garage), its floor area and height, the outbuilding (currently under construction) being considered in this application, the impact of the proposal on the visual amenities of the streetscene and character of the area is not considered to be significant.

5.4 Whilst the concerns of neighbours are acknowledged, it is a material consideration that the outbuilding under construction is a replacement structure. The outbuilding is at least 14 metres away from the rear of No. 19 The Gower. The angled nature of the boundary and the position of the garage means that the separation distance to this boundary varies between 40cms and approximately 2 metres. The roof of the outbuilding would hip away from the rear boundary from a height of approximately 2.4 metres eaves height and, given the previous structure, the distances and height of this building, is therefore not deemed to be seriously overbearing to the residential amenities of No. 19 The Gower. Due to the separation distances observed between the outbuilding and all other properties in the locality, it is considered that there would be no significant additional adverse harm on the residential amenities of any neighbour.

- 5.5 Many of the objections raise concerns about the proposed use of the outbuilding. The applicant's agent has confirmed in writing that the outbuilding is to be used solely for the benefit of the owners of 1 South View Cottages as a study/summer house, ancillary to the main dwelling and is not to be used for living accommodation or as a 'Granny Annexe' (see paragraph 3.5 above). Providing the use of the outbuilding is incidental to the enjoyment of No. 19 The Gower, no planning permission is required for the use of the outbuilding. On the basis of the applicant's agent's statement no objection can be raised to the use of the building. In the granting of permission for this application it would be prudent to attach a condition ensuring that the use of the outbuilding remained ancillary to the use of the main dwellinghouse, '1 South View Cottages'. Whilst neighbours have raised concern about noise being generated from the use of the outbuilding, the only openings would face the host dwelling and a condition can be added to control the future insertion of openings in the building. This development is unlikely to cause serious noise to local residents.
- 5.6 When considering further points raised by residents, concern has been raised regarding the materials used in the exterior of the outbuilding. It is considered that the materials which have been used in the construction of the outbuilding to date do not cause significant adverse harm. Furthermore, the outbuilding is situated some 15 metres back from the dwelling providing a visual separation between the two buildings. It is however suggested that a condition is attached in the granting of permission to ensure that sample materials for the roof are submitted prior to the recommencement of works on site to ensure that the remainder of the outbuilding is constructed in a way which is in keeping with the character of the area.
- 5.7 In respect of the impact of a replacement outbuilding in the floodplain, although this site is in an area of land susceptible to flooding, this is a minor development which would not cumulatively impact on the flood plain. The Environment Agency do not object to such minor applications in the flood plain. It is therefore considered that this development complies with Planning Policy Statement 25 : 'Development and Flood Risk' and saved Policy SV2 of the Local Plan.
- 5.8 Consideration has been given to Article 8 and Article 1 of the First Protocol of the Human Rights Convention on Human Rights. It is not considered that the granting of permission would result in a violation of any person's rights under the Convention.

Officers' Recommendation

GRANT subject to the following conditions:

1. Before the recommencement of the development hereby permitted, a sample of the materials to be used in the roof of the outbuilding shall be submitted to and approved by the Planning Authority and no variations in such materials shall be made without the prior approval, in writing, of the Planning Authority. Development shall be carried out in accordance with the approved details.

Reason: In order that the development harmonises with the surroundings in the interests of visual amenity and to comply with saved Policy BE2 of the Runnymede Borough Local Plan Second Alteration April 2001.

2. No Additional Windows (C021) (any elevations)
3. The outbuilding hereby approved shall be occupied only as an ancillary and incidental use of the dwelling currently known as No. 1 South View Cottages and shall not be used as a self-contained residential dwelling.

Reason: To ensure that the dwelling remains in single family occupation and to comply with saved Policies HO9 and BE2 of the Runnymede Borough Local Plan Second Alteration April 2001.

4. The highest part of the outbuilding hereby permitted shall not exceed 3.7 metres in height when measured from the highest part of the surface of the ground adjoining the building as shown on drawing no. HP 2544 ISSUE A2 (proposed elevations).

Reason: In order to obtain a satisfactory form and scale of development in the interests of the visual amenities of the locality and to comply with saved Policies BE2 and HO9 of the Runnymede Borough Local Plan Second Alteration 2001.

Informatives:


1. The development hereby granted consent has been assessed against the following Development Plan policies – saved Policy SP5 of the South East Plan and Policies GB2 and HO9 of the Runnymede Borough Local Plan Second Alteration April 2001 and other material planning considerations including third party representations. It has been concluded that the development would not result in any harm that would justify refusal in the public interest. The Planning Officer's report giving a more detailed assessment of this application is available for inspection at the Technical Services Department and copies can be obtained subject to a photocopying charge.

2. The applicant is advised that there is a discrepancy between the submitted floor plan and elevations with regard to a small window to the w.c. As the building has been constructed without the window, it is assumed that the floor plan is incorrect.
3. "Preparing for Floods" (I62)
4. Use of Soakaways (I63)
5. Areas of Land in Natural Floodplains (I66)
6. The applicant is advised that this decision relates to the following drawing numbers received on the dates shown:

<u>Drawing Number:</u>	<u>Date Received:</u>
Location plan	23/04/2009
HP 2544 ISSUE A2 (existing & proposed elevations and floor plans, site plan)	23/04/2009

Any permission hereby granted shall not be construed as authority to carry out works on the highway. The applicant is advised that a licence must be obtained from the Highway Authority before any works are carried out on any footway, footpath, carriageway, verge or other land forming part of the highway.





 RU.09/0358
 Not to Scale
 DATE: 03/06/09

ADDRESS:
 8
 STEPGATES
 CHERTSEY

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RU.09/0358 Date reg: 28th April 2009

Ward Chertsey Meads

LOCATION: 8 STEPGATES CHERTSEY
PROPOSAL: ERECTION OF A SINGLE STOREY DETACHED GARAGE TO REAR
 OF PROPERTY (PARTIALLY RETROSPECTIVE)
TYPE: FULL PLANNING PERMISSION
APPLICANT: Mr G Longmore

Local Plan: Saved policies relevant to the consideration of this application are:
 HO9, BE2 & SV2

1. Site

1.1 8 Stepgates is a two storey detached dwelling with a long rectangular plot. It is located within a residential area which is characterised by a mixture of dwellings and flats. The garage subject to this application is currently being constructed. It is sited at the rear of dwelling adjacent to the eastern side boundary in the central part of the garden.

1.2 There is no existing vehicular access to the property. An area to the side and rear of the dwelling has been cleared to provide space for an access from Stepgates. The site is bordered by Horsell Court to the west, which is a two storey development with a detached garage block adjoining the boundary with No. 8 Stepgates. To the east is a two storey semi-detached dwelling No. 10 Stepgates. There is hedging along the eastern boundary.

1.3 The site lies within the urban area and the Flood Plain zones.

2. History

2.1 There is no relevant planning history for the site.

3. Application

3.1 This is a full application for the retention of a detached garage within the rear garden of No. 8 Stepgates. It is partially retrospective as construction has commenced.

3.2 The garage would be 5 metres wide, 5 metres deep and would have a pitched gable end roof with a maximum height of 4 metres. The garage is located approximately 15 metres from the host dwelling. The garage is located 1 metre from the eastern side boundary and approximately 5.5 metres from the western side boundary.

3.3 The garage walls are being constructed with red/brown facing bricks and the roof would be tiled.

4. Consultations

- 4.1 The application has been advertised on the Council's list of weekly applications and six letters of notification have been sent to neighbouring properties. Three letters of objection have been received and the main objections can be summarised as follows:
- Stepgates is a busy road with a doctors and school. These facilities contribute to a lack of parking in the road, any extra traffic or increase in parking would make this matter worse
 - Further building works would increase flooding in the area
 - The proposal would result in development within the back garden of properties in the road
 - The front drive is too wide for one car and would compromise pedestrian safety
 - The driveway would result in a reduction in roadside parking which would be detrimental for parents wishing to collect their children from school.
 - The application is a precursor to building a house in the rear garden of the application property, with access provided by this driveway.
- 4.2 Surrey County Highway Authority has no objections to the parking provision, highway safety or highway generation.

5. Planning Considerations

- 5.1 The site lies within the urban area where additional residential development is normally acceptable subject to detailed considerations. The main planning issues are the impact on the visual amenities of the area, impact on existing residential amenities, and impact on the flood plain.
- 5.2 The garage is sited within the rear garden of the property, and would not be clearly visible from the road. The garage would be of a reasonable scale and height and would be partially screened by existing hedging and other boundary treatments. It is therefore considered that there would be no significant impact on the character of the area or the visual amenities of the street scene.
- 5.3 The garage is sited close to the eastern side boundary with the adjacent neighbouring property No. 10 Stepgates where there is a dense laurel hedge. The garage would be sited approximately 18 metres from the rear elevation of No. 10 Stepgates. It is considered that due to the boundary screening coupled with the separation distance, the development would not materially harm the residential amenities of the No. 10 Stepgates.
- 5.4 The two storey residential buildings at Horsell Court lies to the west of the site with their garage block adjoining the common boundary. The dwelling units at Horsell Court are 13 metres and 18 metres from the proposed development. It is therefore considered that there would be no loss of privacy or overlooking arising from the proposed development. The access to the garage would be over 2 metres from Nos. 2 and 4 Horsell Court.

- It is considered that the access to a domestic garage for one property is unlikely to cause serious noise and disturbance to the occupiers of these properties.
- 5.5 There is no existing dropped kerb for the vehicular access to the site. However, the formation of a vehicular access in itself does not require planning permission as Stepgates is not a classified road. It does however require a vehicle crossing licence from Surrey County Council. The development would result in two parking spaces within the garage. This complies with the Council's maximum car parking standards. The County Highway Authority raise no objection in terms of highway safety or highway generation.
- 5.6 Letters of objection have commented that the development would have an adverse impact on existing parking in the area. However, the formation of the access does not require planning permission and the garage would provide off-street parking where there is none at present. The provision of the garage to form two parking spaces complies with the adopted parking standards for a dwelling of this size.
- 5.7 The site is located within the flood plain. Letters of objection have raised concerns about the impact on flooding arising from the development. However, the standing advice from the Environment Agency classes this type of development as minor development which they are satisfied is acceptable in areas at risk from flooding. It is therefore considered that the development complies with Planning Policy Statement 25 (PPS25): Development and Flood Risk, and saved Policy SV2 of the Local Plan.
- 5.8 Letters of objection have also raised concern that further development will take place within the site. No planning application has been submitted for development within the rear garden of the property, and this current application has to be considered on its own merits.
- 5.9 Consideration has been given to Articles 1 and 8 of the First Protocol of the European Convention on Human Rights. It is not considered that the granting of permission would result in a violation of any person's rights under the Convention.

Officers' Recommendation

GRANT subject to the following conditions:

1. Full Application – Standard Time Limit (C015)
2. Materials for Detached Domestic Garage (C029)

3. The garage hereby approved shall only be used for the parking of vehicles ancillary and incidental to the residential use of the dwellinghouse currently known as No. 8 Stepgates and shall be retained thereafter solely for that purpose and made available to the occupiers of the property at all times for parking purposes unless the Local Planning Authority otherwise first agrees in writing.

Reason: To preserve the amenities of the neighbourhood and ensure the provision of off-street parking facilities and to comply with saved Policy MV9 of the Runnymede Borough Local Plan Second Alteration 2001.

4. Garages in Flood Plain (C190)

Informatives:

1. The applicant is advised that planning permission is likely to be required for any further development at the site and the applicant is recommended to contact the Planning Department for further advice and to commence pre-application discussions prior to submitting any future application.
2. The applicant is advised that a vehicular crossing licence is required from Surrey County Council to form a dropped kerb onto Stepgates.
3. The development hereby granted consent has been assessed against the following Development Plan policies – Policies BE1, CC6 and LF1 of the South East Plan and Policies BE2, HO9 and SV2 of the Runnymede Borough Local Plan Second Alteration April 2001 and other material planning considerations including third party representations. It has been concluded that the development would not result in any harm that would justify refusal in the public interest. The Planning Officer's report giving a more detailed assessment of this application is available for inspection at the Technical Services Department and copies can be obtained subject to a photocopying charge.
4. Preparing for Floods (I62)
5. Use of Soakaways (I63)
6. Environment Agency's Indicative Floodplain Maps (I66)
7. The applicant is advised that before the development is occupied, the redundant half dropped kerb fronting the site shall be raised and the footway fully reinstated by the applicant in a manner to be agreed in writing by the Local Planning Authority.

8. The applicant is advised that as part of the detailed design of the highway works required by the above condition, the County Highways Authority may require necessary accommodation works to street lights, road signs, road markings, highway drainage, surface covers, street trees, highway verges, highway surfaces, surface edge restraints and any other street furniture/equipment.
9. The applicant is advised that this decision relates to the following drawing numbers received on the dates shown :-

<u>Drawing Number:</u>	<u>Date Received:</u>
Red Line Plan	28 th April 2009
1020/1	28 th April 2009
1020/02	28 th April 2009

Any permission hereby granted shall not be construed as authority to carry out works on the highway. The applicant is advised that a licence must be obtained from the Highway Authority before any works are carried out on any footway, footpath, carriageway, verge or other land forming part of the highway.