

DELEGATED REPORT SHEET

CASE NO: 2018/0494
LOCATION: 28 DETTINGEN CRESCENT, DEEPCUT, CAMBERLEY, GU16 6GN
PROPOSAL: Erection of a single storey rear extension and installation of first floor front and side facing Juliet balconies.
TYPE: Full Planning Application
APPLICANT: Mrs Dale Franks
OFFICER: Patricia Terceiro

Registration Date	Earliest Decision Date	Statutory Expiry Date
01/06/2018	11/07/2018	27/07/2018

Site Visit(s): 25/07/2018

1.0 NEIGHBOURS CHECKED delegated

1.1 Yes – see file for details

2.0 RELEVANT PLANNING HISTORY

2.1 There is no planning history relevant to the proposed development.

3.0 CONSULTATION RESPONSES

3.1 Scientific Officer No objections, subject to planning condition and informative.

4.0 REPRESENTATION

4.1 At the time of preparation of this report no letters of representation have been received.

5.0 SITE DESCRIPTION

5.1 28 Dettingen Crescent is a three storey end of terrace dwellinghouse located in a residential area. The property benefits from an enclosed garden to the rear. Parking is provided by a detached single located to the rear of the dwellinghouse and block paved driveway located to the front of it.

6.0 THE PROPOSAL

6.1 Full planning permission is sought for the erection of a single storey rear extension and installation of first floor front and side facing Juliet balconies.

6.2 The proposed single storey rear extension would have a flat roof with a rooflight and measure 6.1m in width, 3.7m in depth, 3.1m in height to the eaves and 3.5m in maximum height. It would accommodate a family room.

- 6.3 The proposal would further comprise the installation of 2 no. first floor Juliet balconies to the front and side facing elevations.
- 6.4 As stated on the application form, the proposed materials would match those on the host dwellinghouse.

7.0 PLANNING ISSUES

- 7.1 The application site is located in a residential area within a defined settlement, as set out in the Proposals Map of the Surrey Heath Core Strategy and Development Management Policies 2012 (CSDMP). In this case, consideration is given to Policy DM9 of the CSDMP. The Residential Design Guide (RDG) SPD 2017 also constitutes a material planning consideration.
- 7.2 The main issues to be considered within this application are:
- Impact on character and appearance of the surrounding area
 - Residential amenity

7.3 Impact on character of area

- 7.3.1 Policy DM9 of the Surrey Heath Core Strategy and Development Management Policies Document (CSDMP) 2012 promotes high quality design. Development should respect and enhance the character of the local environment and be appropriate in scale, materials, massing, bulk and density. The RDG provides further guidance on extensions and alterations to a dwellinghouse. In particular, Principle 10.4 states that rear extensions should be sympathetic and subservient to the design of the main building.
- 7.3.2 The application site lies within a corner plot and, as such, the proposed single storey rear extension would be visible from public vantage points. It would however be modest in size and, by virtue of its appropriate design and materials, this element of the proposal would be considered sympathetic to the host dwelling and subsequently, would not appear out of keeping with the established character of this residential area.
- 7.3.3 Whilst forming a unique feature within the streetscene, the proposed Juliet Balconies would be modest in size and the use of cast iron guarding rails would be considered appropriate. The proposed windows would have a different design to those currently in place, however it is noted that their size would remain as existing. As such, it is not considered that this element of the proposal would appear overly incongruous within the streetscene, to the detriment of the character of the area.
- 7.3.4 As such, the proposal would not adversely affect the character and appearance of the surrounding area and would be in accordance with Policy DM9 of the CSDMP and the RDG.

7.4 Impact on residential amenity

- 7.4.1 Policy DM9 of the CSDMP 2012 states that development should respect the amenities of the adjoining properties and uses. Principle 10.4 of the RDG indicates that rear extensions should not materially erode neighbour amenities.
- 7.4.2 The proposed single storey rear extension would not contain any side facing windows and the proposed rooflight would be placed at a high level, therefore with the sole purpose of letting natural light into the room. Therefore, it is not considered that the proposal would

give rise to any loss of privacy to the adjacent neighbours.

- 7.4.3 The proposed extension would be modest in nature and, whilst projecting towards the common boundary with no. 27 (which is treated to a 1.8m high close boarded fence), by virtue of its modest height, it is not considered that the proposal would be unduly overbearing to these neighbours.
- 7.4.4 No. 27 contains a rear facing window and door, however both would serve a kitchen. Consideration is also afforded to no. 27 being sited to the east of the application site, with both properties being north-facing. In light of the above, it is not considered that the proposal would so detrimentally overshadow these neighbours as to warrant a refusal of the application.
- 7.4.5 The proposed Juliet balconies would be to the same height and width of the windows they replace. As such, it is not considered that this element of the proposal would materially change the existing levels of overlooking on site. By virtue of their nature, it is not considered that these windows would be unduly overbearing or detrimentally overshadow the nearest residents.
- 7.4.6 As such, the proposal would not be considered to affect the residential amenities of the neighbouring properties and would be in accordance with Policy DM9 of the CSDMP and the RDG.

7.5 Other third party comments

- 7.5.1 The Scientific Officer has been consulted on the proposal and notes that the development is on land that may have been impacted by historical uses as a former barracks in the ownership of the MOD. It is therefore recommended that a planning condition requiring a strategy for monitoring and reporting on ground conditions and actions is adopted, should there be any discovery of contamination on site.

7.6 Other matters

- 7.6.1 Surrey Heath's Community Infrastructure Levy (CIL) Charging Schedule was adopted on 16 July 2014 and the CIL Charging Schedule came into effect on 1 December 2014. Surrey Heath charges CIL on residential and retail developments where there is a net increase in floor area, however, as the proposal relates to a net increase in residential floor area less than 100 square metres the development is not CIL liable.

7.7 Conclusion

- 7.7.1 It is not considered that the proposed development would result in an adverse impact on the character and appearance of the host dwelling or local area, on the amenities of the adjoining residents subject to the recommended conditions. Therefore, the proposal complies with Policies DM9 of the CSDMP and the RDG.

The application is therefore recommended for conditional approval.

8.0 **ARTICLE 2(3) DEVELOPMENT MANAGEMENT PROCEDURE (AMENDMENT) ORDER 2012 WORKING IN A POSITIVE/PROACTIVE MANNER**

In assessing this application, officers have worked with the applicant in a positive, creative and proactive manner consistent with the requirements of paragraphs 38 to 41 of the

NPPF. This included 1 or more of the following:

a) Provided feedback through the validation process including information on the website, to correct identified problems to ensure that the application was correct and could be registered.

RECOMMENDATION

GRANT subject to the following conditions:-

1. The development hereby permitted shall be begun within three years of the date of this permission.

Reason: To prevent an accumulation of unimplemented planning permissions and in accordance 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 proposed development shall be built in accordance with the following approved plan, unless the prior written approval has been obtained from the Local Planning Authority.
- Proposed plans, elevations and site plan sheet 2, received 1 June 2018

Reason: For the avoidance of doubt and in the interest of proper planning and as advised in ID.17a of the Planning Practice Guidance.

3. The building works, hereby approved, shall be constructed in external fascia materials to match those of the existing building.

Reason: In the interests of the visual amenities of the area and to accord with Policy DM9 of the Surrey Heath Core Strategy and Development Management Policies 2012.

4. A strategy for monitoring and reporting on ground conditions and actions to be taken should there be the discovery of contamination will be adopted. If, prior to or during development, ground contamination is suspected or manifests itself then no further development (unless otherwise agreed in writing by the Local Planning Authority) shall be carried out until the developer has submitted an appropriate remediation strategy to the Local Planning Authority and the written approval of the Local Planning Authority has been received. The remediation strategy should detail how the contamination shall be managed and any agreed remediation verified.

Reason: To comply with the National Planning Policy Framework (NPPF paragraphs 178, 179 and 180) which requires development to contribute to and enhance the natural and local environment by preventing both new and existing development from contributing to or being put at unacceptable risk from unacceptable levels of contamination.

Informative(s)

1. Decision Notice to be kept DS1

2. Advice regarding encroachment DE1
3. Party Walls (etc) Act 1996 DE3
4. Building Regs consent req'd DF5
5. In seeking to address and discharge the 'discovery' condition above, the applicant's attention is drawn to the fact that the application site is situated on or in close proximity to land that could be potentially contaminated by virtue of previous historical uses of the land. The applicant should contact the Councils Scientific Officer Garry Carter on 01276 707328 Garry.carter@surreyheath.gov.uk for further advice. A written discovery strategy can be provided upon request.

Issued Authorised By:

Date: