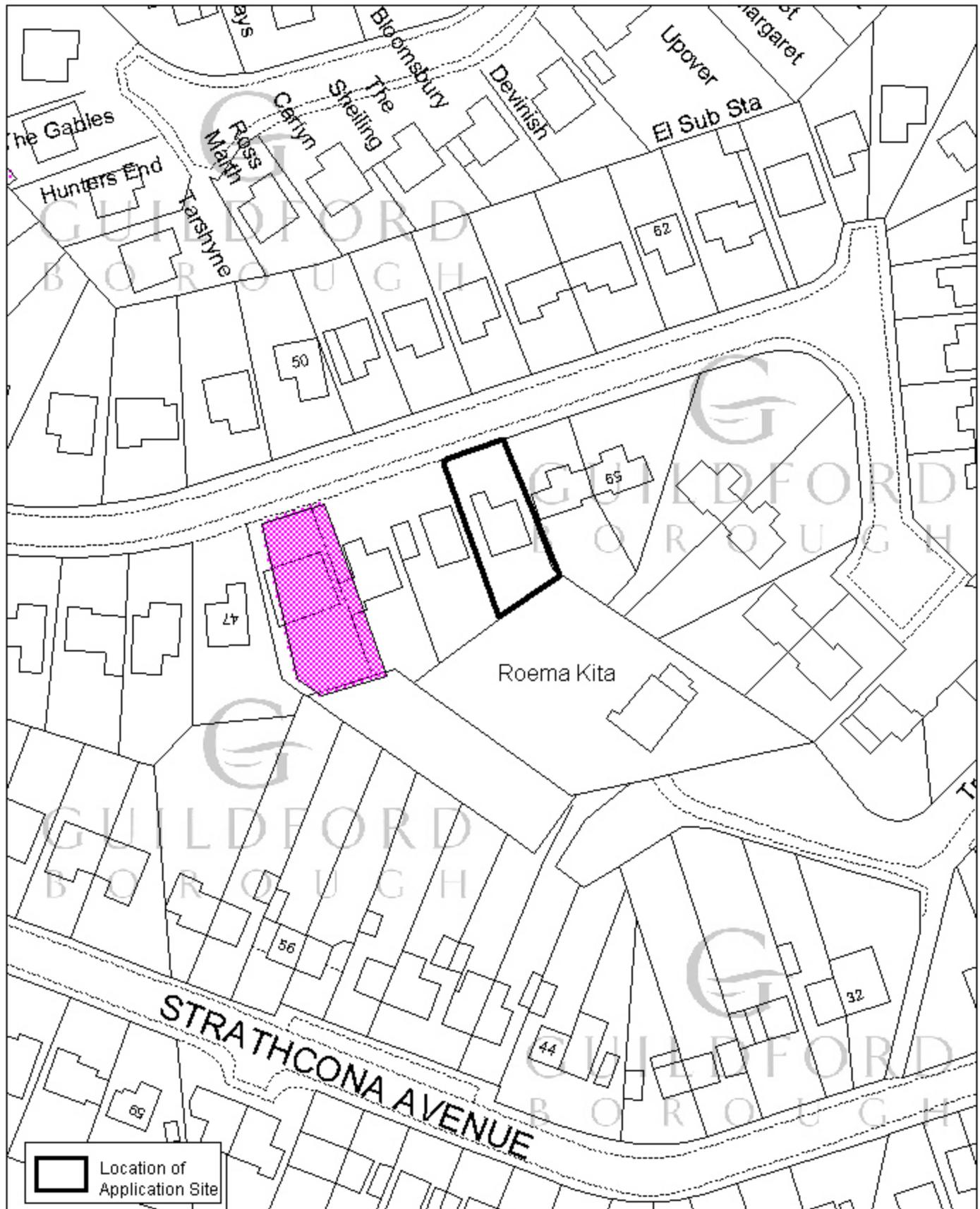


09/P/00442 55 Norwood Road, Effingham



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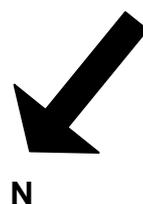
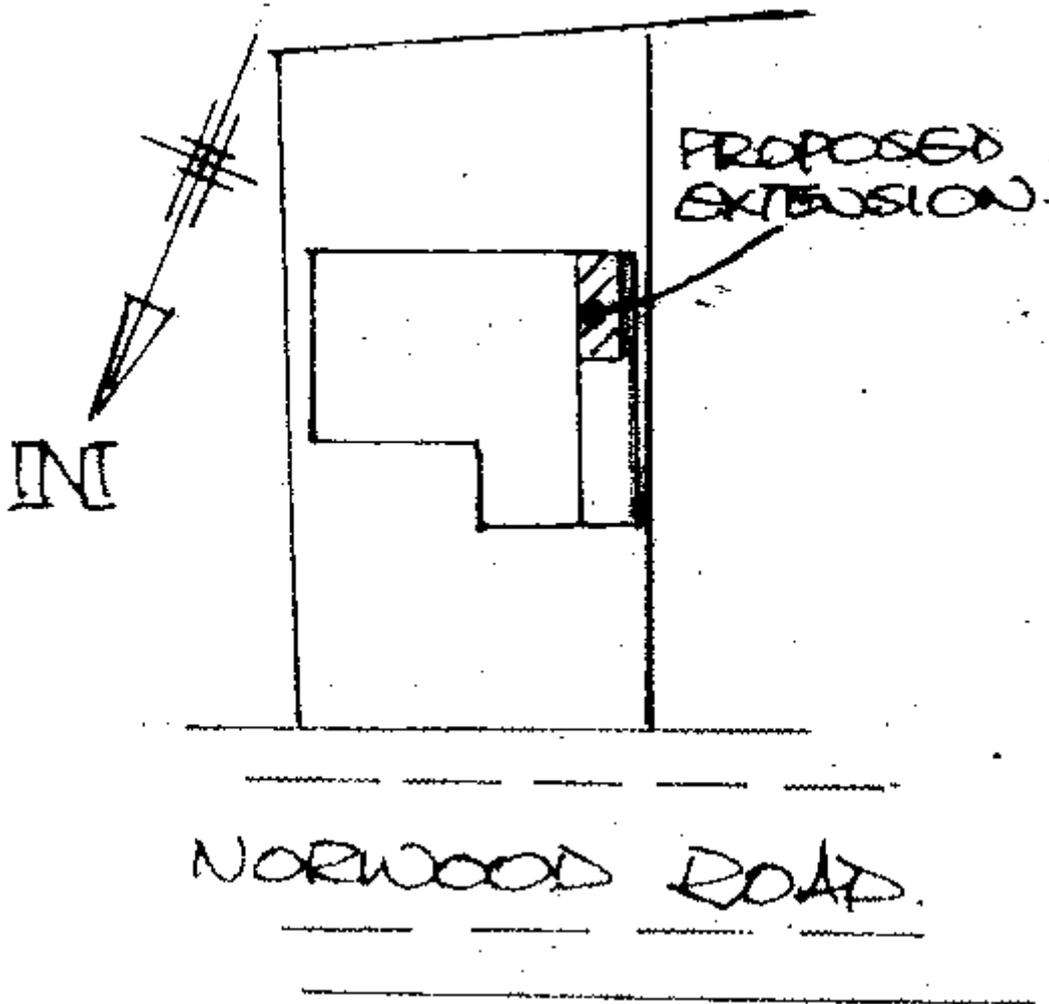
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App No: 09/P/00442 **Type:** F **8 Wk Deadline:** 20/05/2009
Appn Type: Full Application
Case Officer: Ollie Bell
Parish: Effingham **Ward:** Effingham
Agent : Mr G. Lennox **Applicant:** Mr & Mrs Eisenegger
105 Woodlands Road 55 Norwood Road
Little Bookham Effingham
Leatherhead KT24 5NU
KT23 4HU
Location: 55 Norwood Road, Effingham, Leatherhead, KT24 5NU
Proposal: First floor side extension.

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

Site Description.

The application site is located within the Green Belt and identified settlement area of Effingham. The area is characterised by a diverse range of properties varying in both scale and design. The property to which the proposal relates is a two storey detached dwelling, set within a small plot, with a single storey side extension.

Proposal.

First floor side extension.

Dimensions:

Height - 6.6 metres (max)

Depth - 3.8 metres

Width - 1.7 metres

Floor area provided - 6.6 square metres

The applicant has already built out a single storey side extension under permitted development. This is similar in scale and design to the single storey element sought under two previous refusals, 08/P/01051 and 08/P/01828. This proposal seeks permission for a similar first floor extension to what was previously refused.

Relevant Planning History.

08/P/01828 - Part two storey/part single storey side extension - Refused for the following reason:

1. The proposed extension, by virtue of its size, scale and mass, as well as its close proximity to the boundary with the neighbouring property, will be out of keeping with the character of the area and the existing property and will constitute overdevelopment of the site. As such, it is contrary to policies G1, G5 and H9 of the Guildford Borough Local Plan 2003 (as saved by CLG Direction on 24/09/07), SE4 of the Surrey Structure Plan 2003 (as saved by CLG Direction on 21/09/07) and the Guildford Borough Residential Extensions SPG 2003.

08/P/01051 - Part two storey/part single storey side extension - Refused

78/P/01144 - Single storey addition to provide new garage, utility room, cloakroom and enlarged living room - Approved with conditions

Consultations.

Effingham Parish Council: No comments received

Third party comments:

10 letters of representation have been received raising the following objections and concerns:

- The proposal has not overcome concerns on the previous two planning applications
- The loss of daylight to two rooms at 55 Norwood Road.
- The proposal is out of character with the surrounding area and would result in a terracing effect.
- The proposed extension is unduly large and bulky.
- This two part scheme is designed to overcome the planning process.
- The proposed extension would be overbearing to the immediate neighbours.

Planning Policies.

The following policies are relevant to the determination of this application.

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

H9	Extensions to Dwellings in Countryside
RE3	Identified Settlements in the Green Belt
G1	General Standards of Development
G5	Design Code

Supplementary Planning Documents.

Residential Extensions 2003, SPG

Planning Considerations.

The main planning considerations in this case are:

- The principle of development
- The loss of a small dwelling
- Changes from refusal application 08/P/01828
- The impact of proposal on the scale and character of the existing building
- The impact of the development on the character of the area
- The impact on neighbouring amenity
- The concerns of consultees

The principle of development

The application property is located in the Green Belt within an identified settlement area. As such, in line with policy RE3 of the Guildford Borough Local Plan 2003 (as saved by the CLG Direction on the 24 September 2007), the principle of extensions to dwellings in settlement areas is accepted, subject to consideration of the proposal in relation to the criteria set out in Policy H9 of the Guildford Borough Local Plan 2003 (as saved by the CLG Direction on the 24 September 2007).

The loss of a small dwelling

The application property has a gross internal floor area greater than 85 square metres and as such, is not classed as a small dwelling.

Changes from refusal application 08/P/01828

Refused application 08/P/01828 sought permission for a part two storey, part single storey side extension. At ground floor it had a maximum width of 2.6m (with a 0.15m gap to the boundary) and a maximum height of 6.6m. The first floor element was set in 1m from the boundary. The development has a mono pitch roof over the ground floor and a small mono pitched roof with a hip end over the first floor element.

Following the refusal of application 08/P/01828 the applicant constructed a smaller single storey side extension under permitted development. The width of the single storey element was reduced by 0.6m, so that it was set 0.5m away from the boundary and had a maximum height of 3.8 metres. The roof was designed with a dummy pitch on the front elevation with a flat roof behind.

This application seeks permission for a small first floor extension only. It is set back from the front of the dwelling by 7.3 metres. This is also set off the boundary by 1 metre with a mono pitched roof with hipped end. This element is similar to the first floor element on application 08/P/01828.

The impact of proposal on the scale and character of the existing building

The application property is a modest two storey detached dwelling set within a small plot. The proposed first floor element will be located above an existing flat roof single storey side extension with a dummy pitch to the front.

This proposal is very modest in scale providing only 6.6 square metres of floor space for an en-suite bathroom. It will be set well back from the front of the property and is subservient in design, ensuring it does not appear unduly prominent. The small scale and hipped roof minimises the bulk and mass of the extension. As such, the extension is acceptable in terms of its impact on the scale and character of the existing building. The proposal therefore complies with policies H9 and G5 of the Guildford Borough Local Plan 2003 (as saved by CLG Direction 24 September 2007) and guidance given in the Residential Extensions 2003 SPG.

The impact of the development on the character of the area

The surrounding area is predominantly characterised by modest detached and semi-detached properties which vary in both scale and design. The spacing is of a varied nature.

Whilst this proposal would reduce the openness between 53 and 55 Norwood Road, a spacing of 1 metre would be maintained to the boundary at first floor level. This is enhanced by the hipped design of the roof, which also reduces the overall bulk and mass. The proposal will also be set back ensuring it does not appear prominent in the street scene.

Given the modest scale and discrete location, the proposal would not result in an unacceptable impact upon the character of the area and therefore complies with policies H9, RE3 and G5 of the Guildford Borough Local Plan 2003 (as saved by CLG Direction 24 September 2007) and guidance given in the Residential Extensions 2003, SPG.

The impact on neighbouring amenity

The main concern of this proposal in terms of impacts upon amenities enjoyed by the neighbouring properties is the impact upon the occupants of 53 Norwood Road. Given the location of the proposal no other properties would be impacted upon.

Two windows are located on the side elevation of 53 Norwood Road, opposite the proposal. One window serves a bathroom at first floor level and the other serves a living room at ground floor level. Whilst objection has been raised with regard to loss of light to these rooms, both windows are obscure glazed. Furthermore, the window serving the living room is a secondary window. Whilst it is accepted some loss of light will result to these rooms, given the locality of these windows on the side elevation they are already overshadowed by 55 Norwood Road. It should also be noted that no new windows are proposed on the side elevation of the application building, ensuring no loss of privacy would result.

Given all of the above, any impact upon amenity caused by this modest first floor element is not so great as to warrant a reason for refusal. The proposal therefore complies with policies H9 and G1(3) of the Guildford Borough Local Plan 2003 (as saved by CLG Direction 24 September 2007) and guidance given in the Residential Extensions 2003 SPG.

Conclusion

The development hereby recommended for approval has been assessed against Guildford Borough Local Plan 2003 (as saved by CLG Direction on 24 September 07) policies, H9, RE3, G1, G5, and material considerations, including third party representations. It has been concluded that the development, subject to the conditions imposed, would accord with the development plan and there are no other material considerations to justify a refusal of permission.

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(1) of the Town and Country Planning Act 1990 as amended by Section 51 (1) of the Planning and Compulsory Purchase Act 2004.

2. All new works and works of making good to the retained fabric shall be finished to resemble in size, colour, texture and profile those of the existing building.

Reason: To ensure that the external appearance of the building is satisfactory. In accordance with the following policy number(s), H9 and G5 of the Guildford Borough Local Plan 2003 (as saved by CLG Direction 24 September 2007)

3. Notwithstanding the provisions of the Town and Country Planning, (General Permitted Development) Order 1995 (as amended on 1st October 2008) (or any Order revoking and re-enacting that Order with or without modification) no additional windows or similar openings shall be constructed at first floor level or above of the extension except for any which may be shown on the approved drawing(s).

Reason: To safeguard the residential amenities of neighbouring properties. In accordance with the following policy number(s), H9 and G1(3) of the Guildford Borough Local Plan 2003 (as saved by CLG Direction 24 September 2007)

4. The bathroom window in the south elevation of the proposed development shall not at any time be glazed other than with obscured glass.

Reason: To safeguard the residential amenities of neighbouring properties. In accordance with the following policy number(s), H9 and G1(3) of the Guildford Borough Local Plan 2003 (as saved by CLG Direction 24 September 2007)

Informatives:

1. This decision relates expressly to drawing(s) 09/1344/1, 09/1344/2, 09/1344/3, 09/1344/4 and additional information received on 25/03/2009.

Reason for Decision

The development hereby recommended for approval has been assessed against Guildford Borough Local Plan 2003 (as saved by CLG Direction on 24 September 07) policies, H9, RE3, G1, G5, and material considerations, including third party representations. It has been concluded that the development, subject to the conditions imposed, would accord with the development plan and there are no other material considerations to justify a refusal of permission.