



*Please reply to:*

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Date: 2 January 2018

## Notice of meeting

### Planning Committee

**Date:** Wednesday, 10 January 2018

**Time:** **Call Over Meeting** - 6.45 pm

The Call Over meeting will deal with administrative matters for the Planning Committee meeting. Please see guidance note on reverse

**Committee meeting** – Immediately upon the conclusion of the Call Over Meeting

**Place:** Council Chamber, Council Offices, Knowle Green, Staines-upon-Thames

### To the members of the Planning Committee

Councillors:

R.A. Smith-Ainsley (Chairman)	J.R. Boughtflower	M.P.C. Francis
H.A. Thomson (Vice-Chairman)	S.J. Burkmar	N. Islam
C.B. Barnard	R. Chandler	A.T. Jones
R.O. Barratt	S.M. Doran	D. Patel
I.J. Beardsmore	P.C. Edgington	R.W. Sider BEM

**Spelthorne Borough Council, Council Offices, Knowle Green**

**Staines-upon-Thames TW18 1XB**

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## **Call Over Meeting**

### **Guidance Note**

The Council will organise a meeting immediately prior to the Planning Committee meeting (a "Call Over") which will deal with the following administrative matters for the Committee:

- Ward councillor speaking
- Public speakers
- Declarations of interests
- Late information
- Withdrawals
- Changes of condition
- any other procedural issues which in the opinion of the Chairman ought to be dealt with in advance of the meeting.

The Call-Over will be organised by Officers who will be present. Unless there are exceptional circumstances, the meeting will be held in the same room planned for the Committee. The Chairman of the Planning Committee will preside at the Call-Over. The Call-Over will take place in public and Officers will advise the public of the proceedings at the meeting. Public speaking at the Call-Over either in answer to the Chairman's questions or otherwise will be at the sole discretion of the Chairman and his ruling on all administrative matters for the Committee will be final.

Councillors should not seek to discuss the merits of a planning application or any other material aspect of an application during the Call-Over.

## **Planning Committee meeting**

### **Start times of agenda items**

It is impossible to predict the start and finish time of any particular item on the agenda. It may happen on occasion that the Chairman will use his discretion to re-arrange the running order of the agenda, depending on the level of public interest on an item or the amount of public speaking that may need to take place. This may mean that someone arranging to arrive later in order to only hear an item towards the middle or the end of the agenda, may miss that item altogether because it has been "brought forward" by the Chairman, or because the preceding items have been dealt with more speedily than anticipated. Therefore, if you are anxious to make certain that you hear any particular item being debated by the Planning Committee, it is recommended that you arrange to attend from the start of the meeting.

### **Background Papers**

For the purposes of the Local Government (Access to Information) Act 1985, the following documents are to be regarded as standard background papers in relation to all items:

- Letters of representation from third parties
- Consultation replies from outside bodies
- Letters or statements from or on behalf of the applicant

## **AGENDA**

**Page nos.**

- 1. Apologies**  
To receive any apologies for non-attendance.
- 2. Minutes** **5 - 10**  
To confirm the minutes of the meeting held on 13 December 2017 (copy attached).
- 3. Disclosures of Interest**  
To receive any disclosures of interest from councillors under the Councillors' Code of Conduct, or contact with applicants/objectors under the Planning Code.
- 4. Planning Applications and other Development Control matters**  
To consider and determine the planning applications and other development control matters detailed in the reports listed below.

  - a) 17/01847/PDO - Benwell House, Green Street, Sunbury-on-Thames **11 - 22**
  - b) 17/01700/HOU - 27 St. Hildas Avenue, Ashford **23 - 34**
  - c) 17/01815/HOU - 17 Tennyson Road, Ashford **35 - 44**
- 5. Planning Appeals Report** **45 - 52**  
To note details of the Planning appeals submitted and decisions received between 1 December and 22 December 2017.
- 6. Urgent Items**  
To consider any items which the Chairman considers as urgent.

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**Minutes of the Planning Committee  
13 December 2017**

**Present:**

Councillor H.A. Thomson (*Vice-Chairman in the Chair*)

Councillors:

H.A. Thomson	S.J. Burkmar	A.T. Jones
C.B. Barnard	R. Chandler	D. Patel
R.O. Barratt	S.M. Doran	R.W. Sider BEM
I.J. Beardsmore	M.P.C. Francis	
J.R. Boughtflower	N. Islam	

**Apologies:** Apologies were received from Councillors R.A. Smith-Ainsley and P.C. Edgington

**599/17 Minutes**

The minutes of the meeting held on 15 November 2017 were approved as a correct record.

**600/17 Disclosures of Interest**

**a) Disclosures of interest under the Members' Code of Conduct**

There were none.

**b) Declarations of interest under the Council's Planning Code**

Councillors C. Barnard and J. Boughtflower reported that they had received correspondence in relation to application 17/00640/FUL but had maintained an impartial role, had not expressed any views and had kept an open mind.

Councillors H.A. Thomson, S. Doran, M. Francis and R.W. Sider BEM reported that they had received correspondence in relation to application 17/00365/FUL but had maintained an impartial role, had not expressed any views and had kept an open mind.

Councillor Boughtflower also declared that he was a local resident to the property in application 17/00640/FUL but maintains an impartial role and retains an open mind on the matter.

**601/17 17/00640/FUL - 524-538 London Road, Ashford, TW15 3AE**

**Description:**

This Item was a Planning Application which sought the demolition of existing buildings and the erection of a part 2-storey/part 3-storey/ part 4-storey/ part 5-storey building to provide 58 flats (33 no. 1-bed and 25 no. 2-bed), together with associated access, parking and amenity space.

**Additional Information:**

The Planning Development Manager reported the following:

1. One late letter of representation had been received. The issues raised were already covered in the report.
2. An additional response had been received from Head of Neighbourhood Services regarding the proposed bin stores. She had requested that a condition is imposed requiring the two separate bin stores have a locking system for residents to control access, particularly to the bin store in Core A which is more limited in size. As this is a management issue, it is best dealt with by attaching the following informative to the decision notice:

Informative

The applicant is advised that the use of the bin store in Core A (which is limited in size) should be limited to the properties immediately either side of Core A stairwell and the remainder of the properties will only be able to access the bin store in Core B. This should be achieved by either a locking system with residents provided with relevant keys or a locking key pad.

An email has been received from the applicant requesting changes to some of the conditions listed in the committee report. Whilst most of the suggested amendments to the conditions are not to be changed, it is recommended that changes are made to the following conditions:

Condition 16

Prior to occupation of the development, the highway works shall be delivered in accordance with drawing no. 101 Rev. A.

The approved works shall be implemented and completed in full prior to the first occupation of the development hereby permitted.

Condition 20

The construction of the building hereby permitted shall not commence until details of the design of a surface water drainage scheme have been submitted to and approved in writing by the planning authority. Those details shall include:

- a) A maintenance plan showing the maintenance regimes for each SuDS element and who will be responsible for maintaining these.

- b) An exceedance flow plan that shows where water will drain to during exceedance or system failure.
- c) A construction phase plan explaining how the drainage system will not be compromised during construction. (to include details of how pollutants and sediments from construction will be managed to prevent being washed into the watercourse).

**Public Speaking:**

In accordance with the Council's public speaking procedures, Paul Butt spoke for the proposal raising the following key points:

- A hotel has been approved for the 2nd time on the site in August 2017.
- Will make a significant contribution to housing need
- Building will be slightly lower/smaller than hotel scheme
- Scheme reduced following discussion with officers from 63 to 58 flats
- Site is in a highly accessible location
- Some conditions should be re-worded

**Debate:**

During the debate the following key issues were raised:

- Concern over lack of affordable housing
- Public transport concerns
- Query over Highways England's comments
- Will be a net increase in traffic
- Spelthorne badly needs housing provision
- Is a better development than approved housing scheme
- Site is 10 minute walk to the station
- Design by crime condition needed
- Will create more overlooking than the hotel scheme
- Will have less cars than hotel scheme

**Decision:**

The application was **approved** as per agenda subject to the prior completion of a S106.

**602/17 17/00365/FUL - Hamiltons Pitch, Sheep Walk, Shepperton**

**Description:**

This item deals with a previous non-determination of the planning application asking for the retention of hardstanding and stationing of two residential caravans, associated vehicles and equipment, and tipping of top soil to enable landscaping.

**Additional Information:**

The Planning Development Manager advised the following amendments to the Planning Committee Report:

Paragraphs 1.5 and 3.2 refer to the 2017 injunction being issued by the High Court. However, this injunction was issued by the County Court.

With regard to paragraph 8.22, a further consideration put forward by the applicant is to be added:

- *The applicant is a travelling showman, and cares with his wife for two elderly parents who are unwell, and has two children attending a local school.*

In paragraph 8.23 the following point is to be added, which is the Council's response to the above point made by the applicant:

- *On the site, amongst others, there are two unwell elderly people and two children who attend a local school. There is no further information. Paragraph 16 of the Government's Planning Policy for Travellers Sites August 2015 (set out in Policy E) makes it clear that personal circumstances are unlikely to clearly outweigh (therefore have limited weight) harm to the Green Belt and any other harm as to establish very special circumstances. Whilst the best interests of the children are important that does not mean they are primary or paramount.*

The Council had received a copy of a letter from the applicant's agent which was sent to all Committee members raising issues on:

- Recent planning history
- Hardstanding
- Tipping of Top soil and flood risk
- Green Belt
- Travelling Showman/Gypsy Provision; and
- The planning balance

The Planning Development Manager advised that officers had considered this letter and believed that the Officer's report together with the amendments above was a fair and accurate reflection of the planning history and assessment of the unauthorised development. Officers considered it was correct for the Planning Committee to resolve what the decision would have been had it been in a position to formally determine the planning application.

**Public Speaking:**

In accordance with the Council's procedure for speaking at meetings, Mr. Ken Snaith spoke against the proposed development raising the following key points:

- The 1950s permission is no longer live
- Material has been dumped on the site

**Debate:**

During the debate the following key issues were raised:

- Concerns over flooding



- Concerns over Green Belt
- Query over whether the occupiers have permission from Highways England to live on the land.
- Dale Farm in Essex had many attempts to move the occupiers from the land.
- Should move to a proper site.
- Visual impact.

**Decision:**

The Committee **resolved** that had the Council been able to formally determine this application, it would have been **refused** for the reasons set out in the Planning Committee report.

**603/17 Planning Development Manager Performance Report**

**Description:**

The Planning Development Manager presented, and responded to questions on, the Development Management Performance report, which explained the changes the Government has made to assess the performance of local planning authorities.

**Debate:**

During the debate the following queries / issues were raised:

- Are there sufficient planners generally available to recruit
- If an application is submitted to PINS in a designated authority, is there a right of appeal?
- Will the increased planning fees pay for all the additional costs for increased planning staff?
- Concern over high density housing developments

**Resolved** to note the report.

**604/17 Planning Appeals Report**

**Description:**

The Chairman informed the Committee that if any Member had any detailed queries regarding the report on Appeals lodged and decisions received since the last meeting, they should contact the Planning Development Manager.

**Decision:**

**Resolved** that the report be received and **noted**.

**605/17 Urgent Items**

**Description:**

Inclusion of an Urgent Item relating to application 17/01274/FUL, Former Brooklands College, Church Road, Ashford was permitted by the Chairman. The report was circulated to all members of the Committee at the meeting.

**Additional Information:**

The Planning Development Manager explained that Planning permission was granted by the Planning Committee at the meeting on 15 November 2017, subject to the completion of an s106 agreement.

Following further consideration of some of the draft conditions and discussions with the applicant, it was recommended that some amendments to the conditions were agreed.

This matter was considered urgent and could not reasonably be deferred to the next meeting because officers were working towards completing the s106 agreement and issuing the decision notice as soon as possible.

This would enable the appeal proposal, which was due to be considered at a public inquiry in February 2018, to be withdrawn.

The proposed changes were set out in the urgent report.

**Debate:**

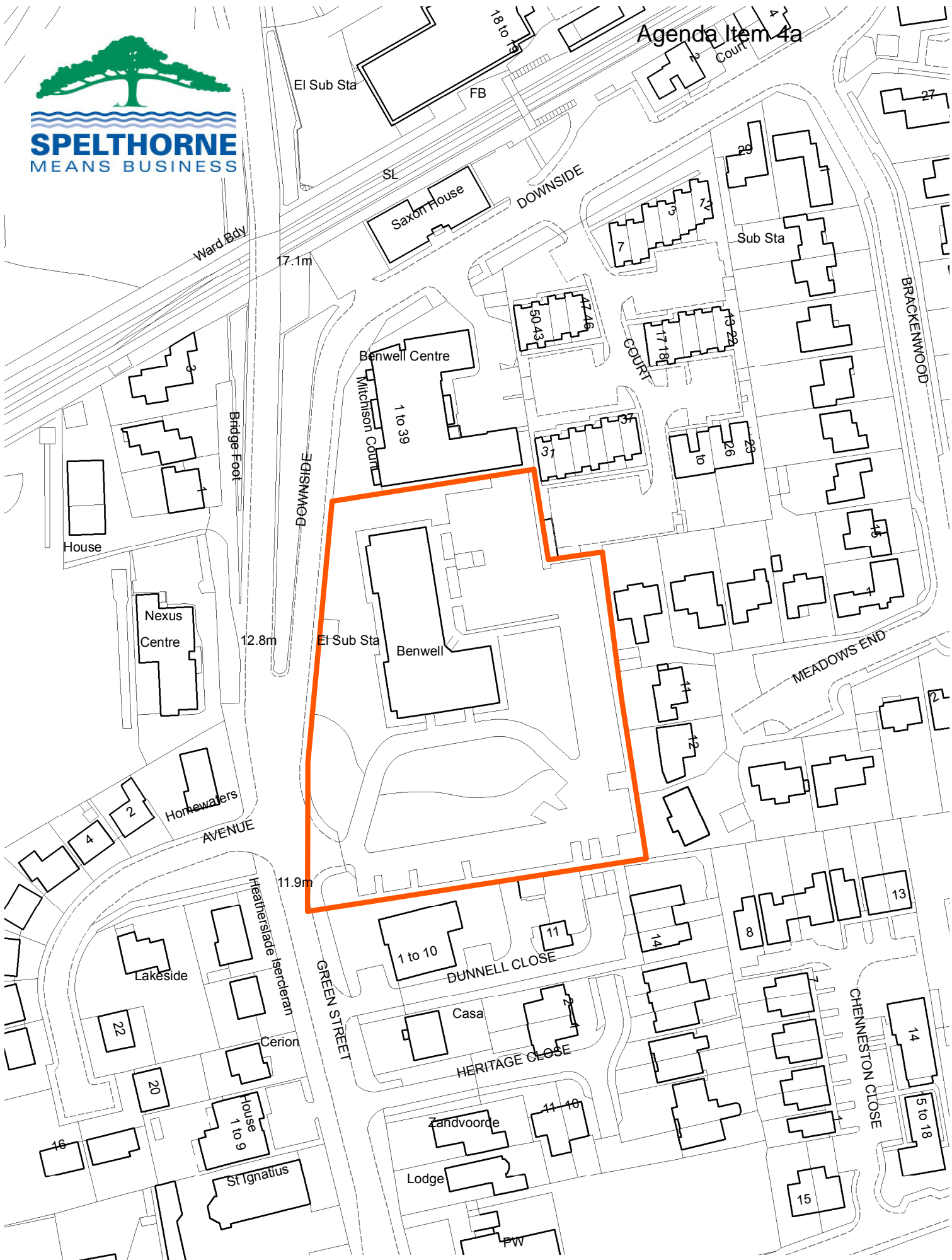
During the debate the following key issues were raised:

- Concern that noise conditions were being removed
- Buildings must be built as approved.

**Decision:**

**Resolved** to agree:

1. the amendments to the conditions as set out in the report, and,
2. to delegate any further amendments to the conditions and informatives to the Planning Development Manager in consultation with the Planning Committee Chairman



17/01847/PDO – Benwell House, Sunbury.

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# Planning Committee

10 January 2018



<b>Application No.</b>	17/01847/PDO
<b>Site Address</b>	Benwell House, Green Street Sunbury On Thames TW16 6QS
<b>Applicant</b>	Spelthorne Borough Council
<b>Proposal</b>	Prior Approval for the Change of Use from Office (Class B1a) to 33 Residential Flats (Class C3) comprising 14 no. 1 bedroom flats and 19 no. 2 bedroom flats.
<b>Ward</b>	Sunbury East
<b>Called-in</b>	N/A

<b>Application Dates</b>	Valid: 06.12.2017	Expiry: 31.01.18	Target: Under 8 weeks
<b>Executive Summary</b>	<p>The site is located in Sunbury-on-Thames and comprises a three storey purpose built office block constructed in the 1980s.</p> <p>It is located approximately 250m from Sunbury train station and has good road and rail links.</p> <p>Under Class O of the General Permitted Development Order (GPDO), offices can be converted to residential without the need obtain planning permission.</p> <p>An application for Prior Approval is necessary to determine whether the change from office to residential will have any:</p> <ol style="list-style-type: none"><li>1. transport or highways impacts:</li><li>2. contamination risk:</li><li>3. noise implications for the intended occupiers: and</li><li>4. flood risk associated with the site.</li></ol> <p>Benwell House meets the criteria for permitted development under Class O of the GPDO and:</p> <ul style="list-style-type: none"><li>• The proposed layout is achievable;</li><li>• The Transport Statement concludes there are no transport or highways impacts associated with the proposed change of use;</li></ul>		

	<ul style="list-style-type: none"> <li>• The Contamination Report concludes there are no contamination risks associated with the proposed development;</li> <li>• The Flood Risk Assessment concludes there are no flood risks associated with the proposed development; and</li> <li>• The Noise Assessment concludes that the intended occupiers will not be impacted by surrounding commercial uses.</li> </ul> <p>The change of use from office to residential therefore complies with Class O of the General Permitted Development Order.</p>
<b>Recommended Decision</b>	Approve the Prior Notification application

## MAIN REPORT

### 1. Development Plan

- 1.1 Since this application seeks to determine whether the prior approval of the Council would be required for the proposed change of use from offices to residential use, the policies in the Council's Core Strategy and Policies DPD 2009 are not relevant to the consideration of this proposal.

### 2. Relevant Planning History

SUN/FUL/84/712	Erection of a three-storey office building of 30,000 sq ft (2,787 sq m) gross floorspace, together with 93 car parking spaces and a modified access; (b) the erection of a day centre for aged persons, with 20 car parking spaces; and (c) the erection of three-storey residential accommodation, comprising 25 No. 1-bed flats and 25 No. 2-bed maisonettes, with 75 car parking spaces.	Approved 21.11.1984
SPE/FUL/85/102	Erection of a three-storey office building with gross floorspace of 30,640 sq ft (2,846 sq m) excluding roof plant, together with 95 car parking spaces, a modified vehicular access and landscaping; and (B) a day centre with gross floorspace of 6,552 sq ft (609 sq m) excluding roof plant, together with 11 car parking spaces, a block of 10 garages with gross floorspace of 2,092 sq ft (194 sq m) and landscaping.	Approved 13.03.1985
92/00180/RVC	Relaxation of condition 10 of planning permission E/85/102 to allow a change of occupancy.	Approved 27.06.1992

### 3. Description of Current Proposal

- 3.1 The application site comprises 1.98 acres (0.8 ha) on the east side of Green Street, approximately 0.2 miles from Junction 1 of the M3 motorway. It contains a purpose built office building constructed in the mid-1980s and comprises 2,371 square metres (25,587 square feet) of office floor space over three floors. It is constructed of red brick on a yellow brick plinth under a false pitched roof of Roman half roll tiles.

- 3.2 This application is seeking a determination as to whether the prior approval of the Local Planning Authority would be required for the proposed change of use from Class B1 (a) offices to Class C3 residential use.
- 3.3 The building would provide 3 units over three floors. There are 95 parking spaces on the existing site.

#### 4. Consultations

- 4.1 The following table shows those bodies consulted and their response.

Consultee	Comment
<b>County Highway Authority</b>	No objection subject to condition
<b>Environmental Health</b>	No objection subject to conditions

#### 5. Public Consultation

- 5.1 70 neighbour letters were sent to surrounding properties and one letter of representation has been received that raised the following issues:
- Insufficient parking available
  - Crossroad signalling should be revised as traffic will increase substantially.

#### 6. Planning Issues

- 6.1 This application seeks a determination as to whether the prior approval of the Council would be required for the proposed change of use from Class B1(a) offices to Class C3 residential use.
- 6.2 This application is submitted under Class O of the GPDO 2015 as amended and requires an assessment of the following impacts of the development:
- a) transport and highways impact of the development,
  - b) flooding risks of the site,
  - c) contamination risks of the site; and
  - d) impacts of noise from commercial premises on the intended occupiers of the development

## 7. Planning Considerations

- 7.1 In April 2016, the government confirmed that permitted development rights allowing the change of use from office to residential were made permanent by an amendment to the General Permitted Development Order (GPDO) 2015.
- 7.2 It is Class O of the GPDO that applies to the change of use of offices to dwelling houses and states that permitted development relates to:
- “Development consisting of a change of use of a building and any land within its curtilage from a use falling within Class B1(a) (offices) of the Schedule to the Use Classes Order, to a use falling within Class C3 (dwelling houses) of that Schedule”.*
- 7.3 There are a number of categories where development is *not* permitted under Class O including a listed building or a scheduled monument but none apply in this particular case.
- 7.4 Development under Class O of the GPDO is permitted to the condition that before beginning the development, the developer must apply to the local planning authority for a determination as to whether prior approval of the authority will be required as to:
- (a) Transport and highways impacts of the development;
  - (b) Contamination risks on the site;
  - (c) Flooding risks on the site; and
  - (d) Impacts of noise from commercial premises on the intended occupiers of the development.
- 7.5 A Transport Assessment was submitted with the application which determined that the site is accessible by non-car modes being located within walking and cycling distance of day to day facilities and public transport services.
- 7.6 In respect of public transport there is a southbound bus stop directly outside of the site and a northbound stop, 130 metres south of the site. The Sunbury rail station is 250 metres north of the site, which provides two services an hour to Shepperton and London Waterloo.
- 7.7 The relative number of trips generated by the office use and the proposed residential use have been estimated, by the applicant, based on TRICS data. This shows that the residential use would generate fewer pedestrian and vehicular trips at peak morning and evening times. Over a day the net impact would be 276 less vehicle movements and 345 fewer pedestrian movements.



- 7.8 The site currently provides 95 parking spaces and the Transport Assessment indicates a likely demand of 33 spaces, based on the 2011 Census. The Council's Supplementary Planning Guidance (SPG) on Parking Standards would require a minimum of 47 spaces but given its sustainable location, a lower provision could be accepted.
- 7.9 The site currently provides no dedicated, secure cycle parking. The Transport Assessment identifies that parking for 33 bicycles in a secure compound would be provided in accordance with the Council's Parking Standards SPG. These details will need to be submitted to the Local Planning Authority to agree.
- 7.10 No changes to either the existing pedestrian or vehicular accesses are proposed and all servicing can be achieved within the site.
- 7.11 The County Highway Authority's assessment regarding the likely net additional traffic generation, access arrangements and parking provision concludes that the application would not have a material impact on the safety and operation of the adjoining public highway.
- 7.12 The Environment Agency's flood map identifies the site as being located within Flood Zone 1. A formal flood risk assessment was submitted which was considered to be appropriate to the scale and nature of the development and the risk involved.
- 7.13 The risk from fluvial, costal, groundwater, surface water and sewer flooding has been identified as negligible and there are there are therefore no justifiable objections on flooding grounds.
- 7.14 An acoustic report has been submitted with the application and has assessed the noise impacts on future residents. The report concludes that there would be no adverse impact on future residents.
- 7.15 In summary, there are no impacts of noise from commercial premises on the intended occupiers of the development and therefore the proposed development is deemed as acceptable on noise impact grounds.
- 7.16 The building is located in a primarily residential area and is unlikely to be subject to noise impacts that would affect the amenity that the residents might reasonably expect to enjoy.
- 7.17 A desk top study of ground contamination has been provided which concludes that there is a low risk of contamination and since the current proposal does not include any ground works it is not considered that further ground investigations are required at this stage.

## **8. Conclusions**

- 8.1 Based on a review of the technical information provided with this application it has been determined that there:
- are no adverse transport or highways impact associated with this development;
  - are no material flood risks associated with the site;
  - no contamination risks associated with the proposal; and
  - are no commercial premises within the vicinity that would impact on the intended occupiers

## 9. Recommendation

- 9.1 In accordance with Class O of the General Permitted Development Order 2015, as amended, it is recommended that prior approval for the Change of Use from Office (Class B1a) to 33 Residential Flats (Class C3) comprising 14 no. 1 bedroom flats and 19 no. 2 bedroom flats is **APPROVED**.

## 10 Conditions

- 10.1 The development hereby approved shall not be occupied until the facilities for the secure, covered storage of bicycles have been provided in accordance with a scheme to be submitted to and approved in writing by the Local Planning Authority. Thereafter, the approved facilities shall be provided, retained and maintained to the satisfaction of the Local Planning Authority.

**Reason:** The condition above is required in order that the development should not prejudice highway safety, nor cause inconvenience to other highway users, and accord with the National Planning Policy Framework 2012 and policies CC2 and CC3 of Spelthorne Borough Council's Core Strategy and Policies Development Plan Document February 2009.

- 10.2 No development shall take place until:-
- (i) A comprehensive desk-top study, carried out to identify and evaluate all potential sources and impacts of land and/or groundwater contamination relevant to the site, has been submitted to and approved in writing by the Local Planning Authority.
  - (ii) Where any such potential sources and impacts have been identified, a site investigation has been carried out to fully characterise the nature and extent of any land and/or groundwater contamination and its implications. The site investigation shall not be commenced until the extent and methodology of the site investigation have been agreed in writing with the Local Planning Authority.
  - (iii) A written method statement for the remediation of land and/or groundwater contamination affecting the site shall be agreed in writing with the Local Planning Authority prior to the commencement of remediation. The method statement shall include an implementation timetable and monitoring proposals, and a remediation verification methodology.

The site shall be remediated in accordance with the approved method statement, with no deviation from the statement without the express written agreement of the Local Planning Authority.

**Reason:** To protect the amenities of future residents and the environment from the effects of potentially harmful substances in accordance with policies SP6 and EN15 of the Spelthorne Borough Core Strategy and Policies Development Plan Document 2009.

**NOTE**

The requirements of the above Condition must be carried out in accordance with current best practice. The applicant is therefore advised to contact Spelthorne's Pollution Control team on 01784 446251 for further advice and information before any work commences. An information sheet entitled "Land Affected By Contamination - Guidance to Help Developers Meet Planning Requirements" proving guidance can also be downloaded from Spelthorne's website at [www.spelthorne.gov.uk](http://www.spelthorne.gov.uk).

- 10.3 Prior to the first use or occupation of the development, and on completion of the agreed contamination remediation works, a validation report that demonstrates the effectiveness of the remediation carried out shall be submitted to and agreed in writing by the Local Planning Authority.

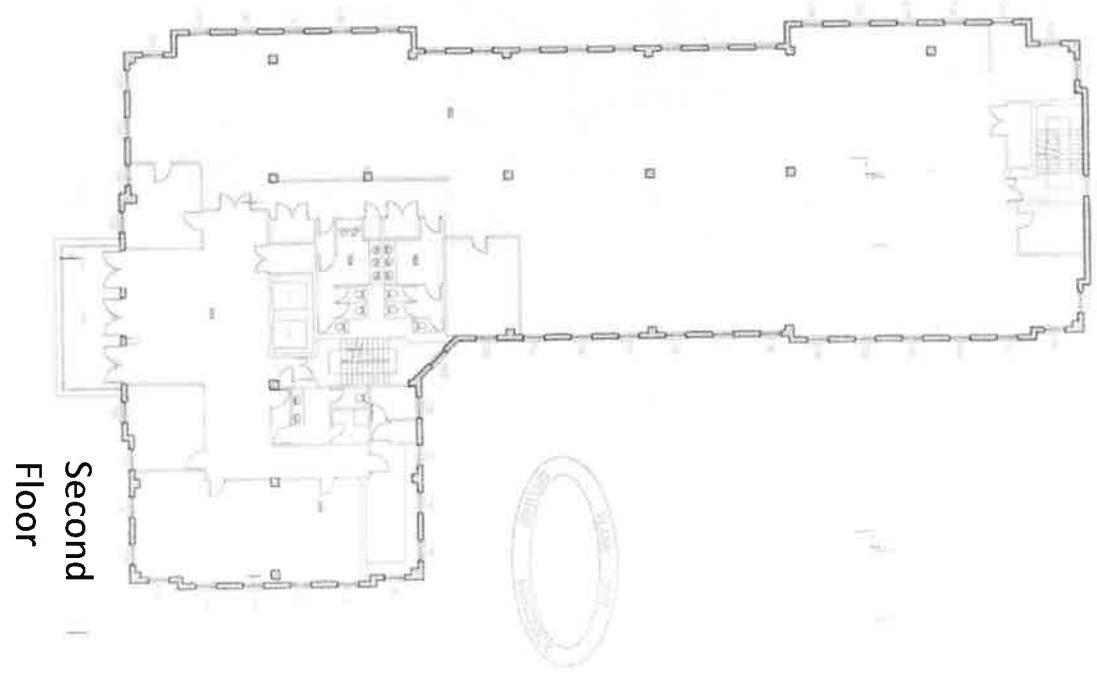
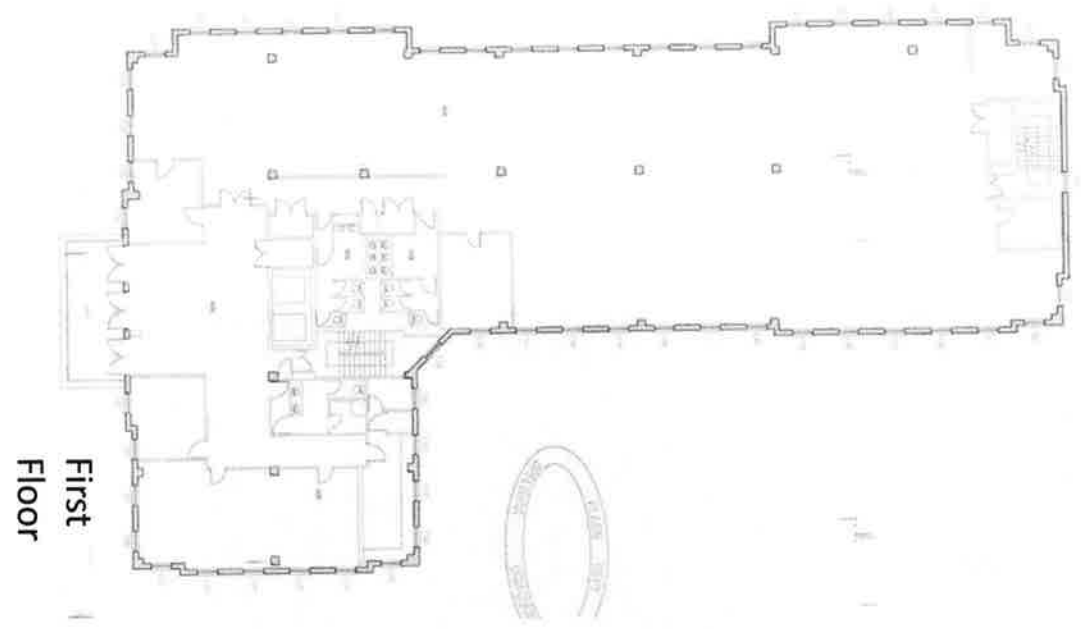
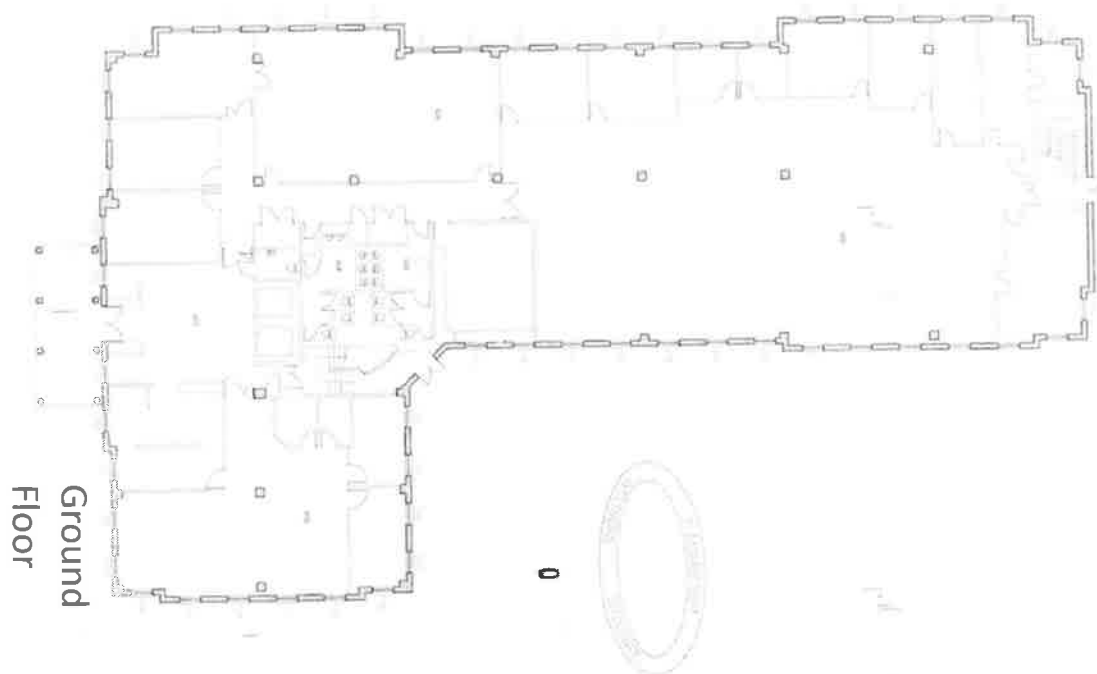
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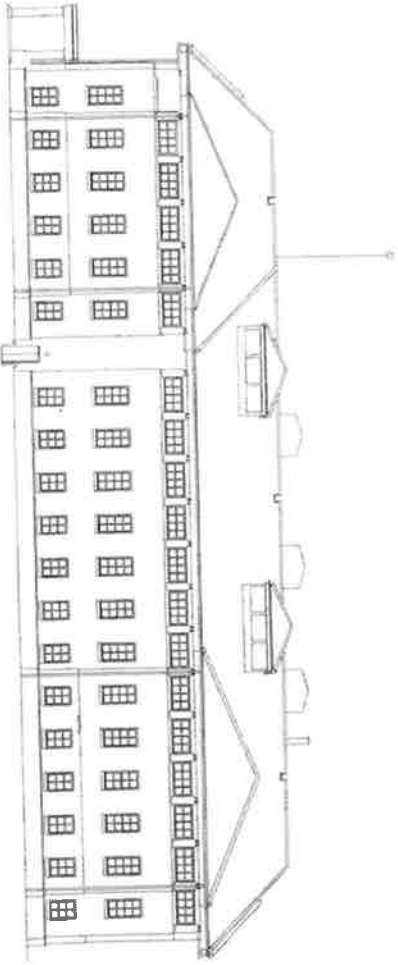
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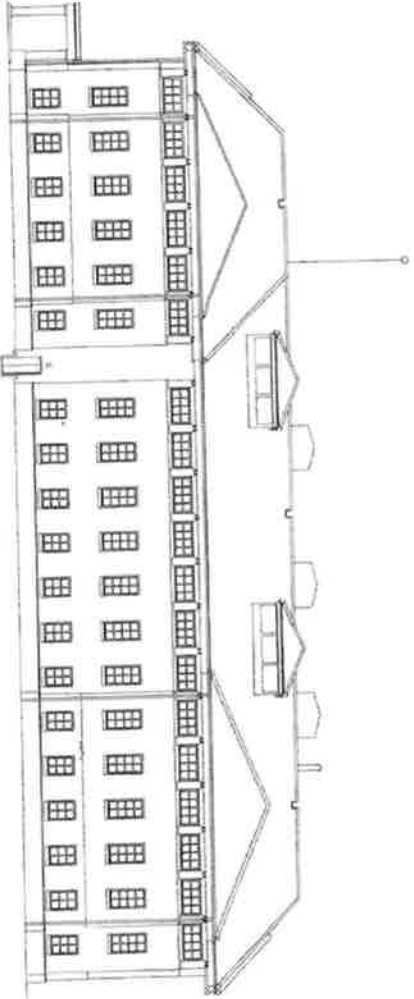
## 11 Informatives

The applicant is advised that the site is in close proximity to the M3 motorway and suitable mitigation measures should be adopted to address the noise impact of future occupiers of the development..

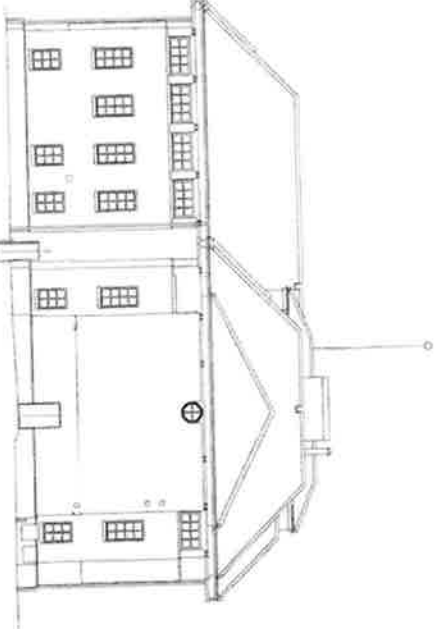




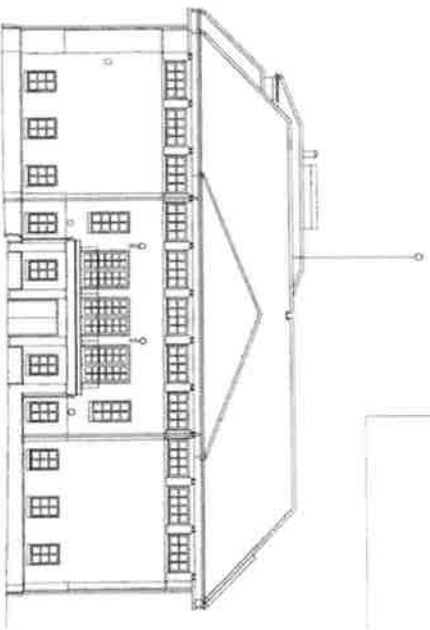
West Elevation



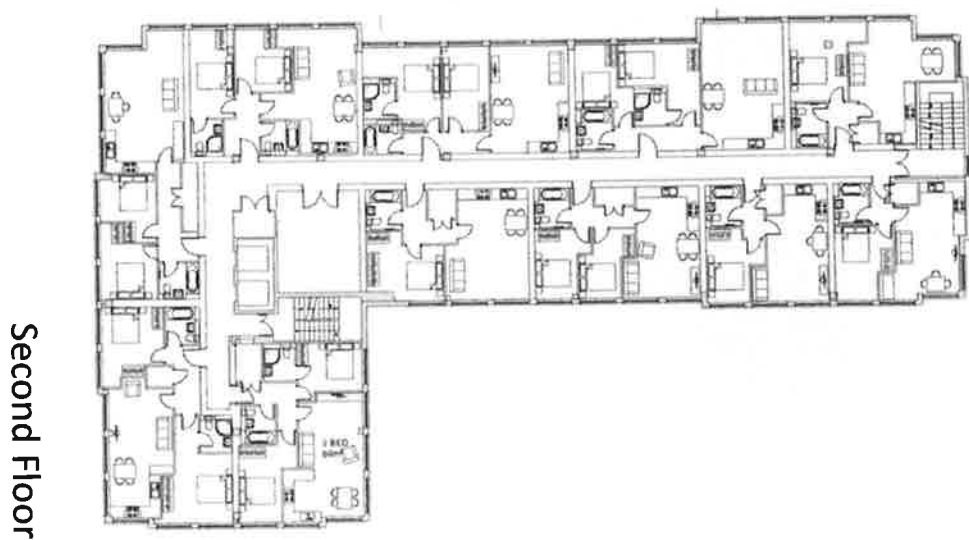
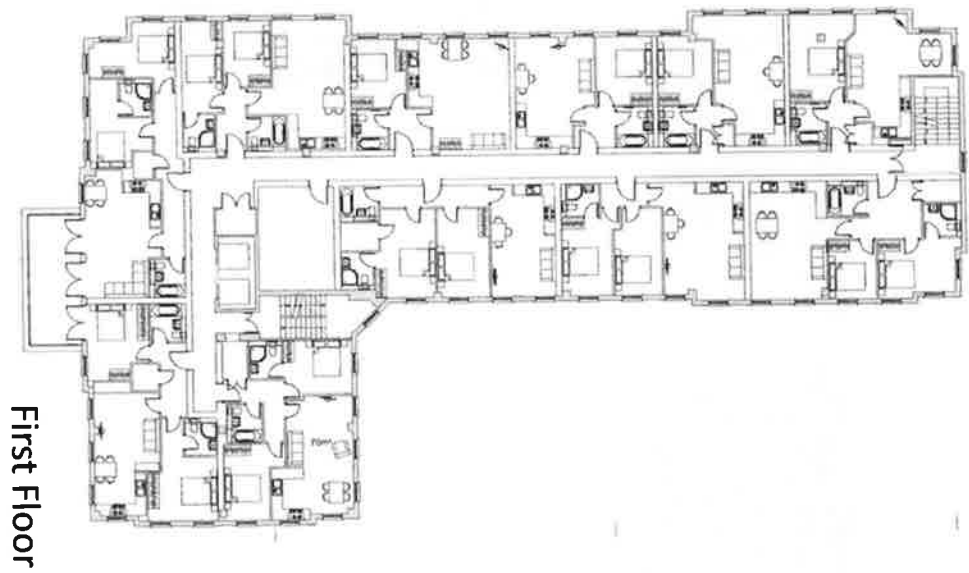
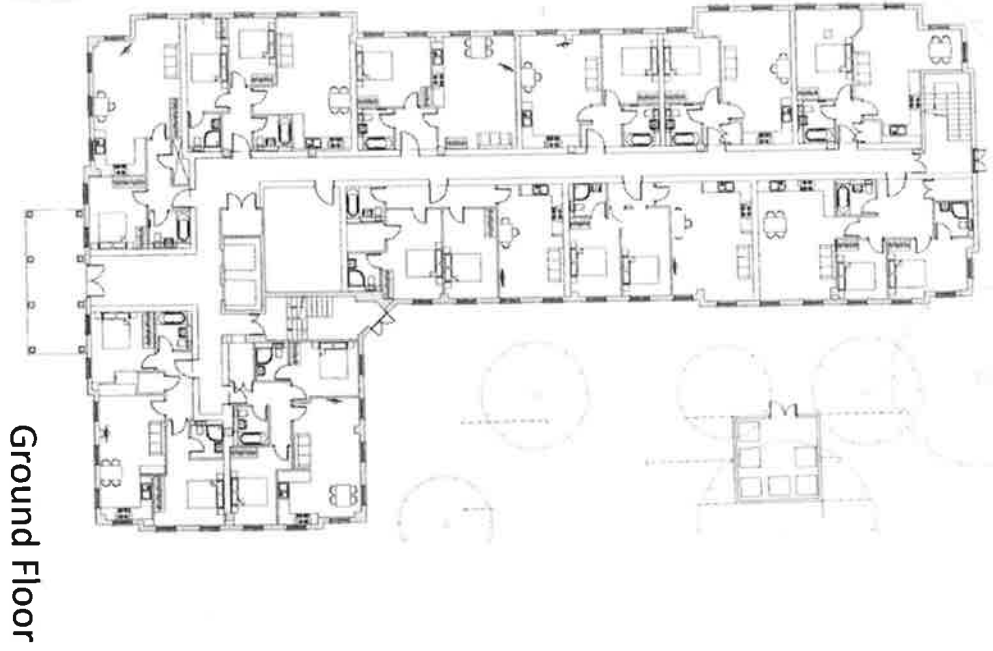
East Elevation

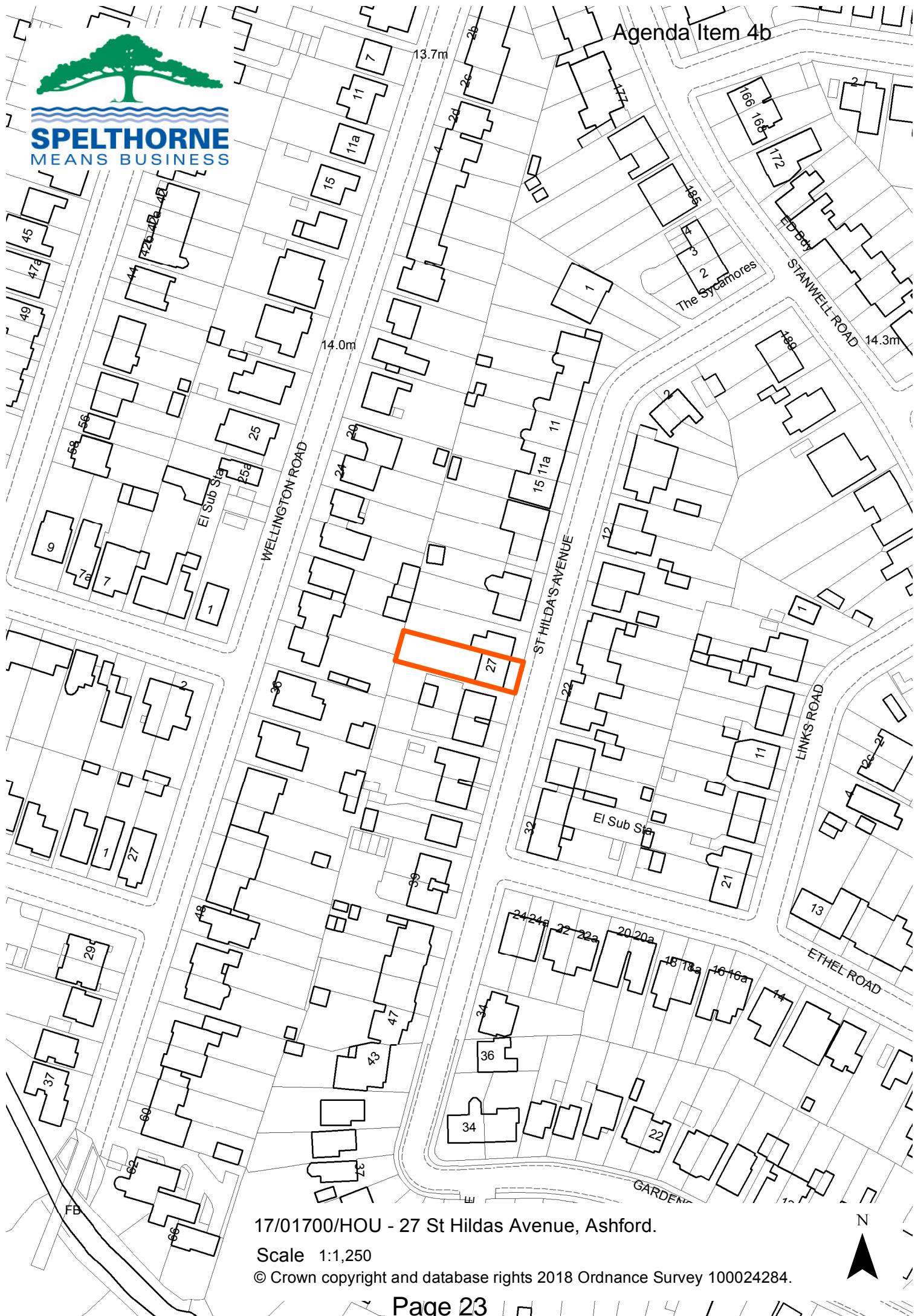


North Elevation



South Elevation





17/01700/HOU - 27 St Hildas Avenue, Ashford.

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## Planning Committee:

10 January 2018



<b>Application No.</b>	17/01700/HOU
<b>Site Address</b>	27 St Hildas Avenue, Ashford
<b>Proposal</b>	Erection of a part single/ part two storey rear extension and wrap-around pitched roof over side and rear single storey element.
<b>Applicant</b>	Mr & Mrs P Sanders
<b>Ward</b>	Ashford Town
<b>Call in details</b>	This application has been called in by Councillor Gething due to concerns of over-development and over-bearing impact on neighbouring properties.

<b>Case Officer</b>	Drishti Patel		
<b>Application Dates</b>	Valid: 06/11/2017	Expiry: 01/01/2018	Target: Under 17.01.18
<b>Executive Summary</b>	<p>This application seeks approval for the erection of a part single storey, part two storey rear extension. It also involves the installation of a pitch roof to the side of the property and the creation of a covered seating area.</p> <p>The proposal is considered to have a satisfactory relationship to adjoining properties and has sufficient regard to the character of the area, It is considered to meet the requirements of Policy EN1 of the Core Strategy and Policies DPD 2009 and the Supplementary Planning Document on the Design of Residential Extension and New Residential Development 2011.</p>		
<b>Recommended Decision</b>	This application is recommended for approval.		



## Main Report

### **1. Development Plan**

1.1 The following policies in the Council's Core Strategy and Policies DPD 2009 are considered relevant to this proposal:

- EN1 (Design of New Development)
- LO1 (Flooding)

Also relevant is the Supplementary Planning Document on the Design of Residential Extension and New Residential Development 2011.

### **2. Relevant Planning History**

PLAN C/FUL/75/183	Erection of a single-storey side extension to provide a utility room measuring 72 sq. ft. (6.7 sq. m).	Grant Conditional 21.04.1975
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PLAN C/OUT/75/194	Erection of a single-storey rear extension measuring 189 sq. ft. (17.6 sq. m).	Grant Conditional 21.04.1975
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### **3. Description of Current Proposal**

3.1 The application site is located on the western side of St Hildas Avenue in Ashford. The site is occupied by a two storey semi-detached residential dwelling. The plot is rectangular with an integrated garage protruding out to the left from the front elevation. The application site is located within the 1:1000 year flood zone.

3.2 To the north of the site is the adjoining property of the pair of semi-detached dwellings, 25 St Hildas Avenue. Other pairs of semi-detached dwellings are situated to the south of No 27 with the closest being 29 St Hildas Avenue. The area is characterised by pairs of semi-detached dwellings. It is noted that the properties vary slightly in terms of design but mostly uniform in scale and are all two storey.

3.3 The proposal involves the erection of a part single storey, part two storey, rear extension. Also it is proposed to install a pitched roof over the proposed single storey rear element and existing side extension.

3.4 The ground floor element would measure 3 metres in depth, and would be set in from the northern boundary by 0.2 metres. The first floor element would be staggered in depth with the shallower element situated on the northern side measuring 2 metres in depth. The deeper element, situated in the southern side would measure 3 metres in depth. Due to the staggered nature of the first floor, the roof lines of both north and south elements will have a different maximum height of 7.55 and 6.6 metres respectively. The roofs for the first floor will have a gable-end design.

3.5 There is an existing side extension that wraps around to form a front extension. This serves a garage and currently has a dummy pitched roof at the front element and extends 3 metres in width from the southern elevation. Behind the dummy pitched roof, the side extension has a flat roof. It is proposed to convert this into a pitched

roof design and extend it as a wraparound to the proposed single storey rear element.

- 3.6 There are other small external alterations such as changes in the fenestration at the rear of the side extension. Here there are changes to the position of the door and windows. There will be no windows in the side elevation.
- 3.7 A copy of the existing and proposed floor plans and elevations is attached as an Appendix.

#### **4. Consultations**

- 4.1 None

#### **5. Third Party Representations**

- 5.1 6 letters were sent out to neighbouring properties to notify of the application. One letter of objection was received from 25 St Hildas Avenue raising the following points.
- Precedent (no other two storey rear extensions in the area)
  - Overbearing
  - Loss of daylight and sunlight

#### **6. Issues**

- Character of the area (Design and Appearance)
- Impact on the amenity of the neighbouring properties
- Impact on flooding

#### **7. Planning Considerations**

##### Impact on the character of the area

- 7.1 It is recognised that the application property is situated within a line of pairs of semi-detached houses of a similar design with little variation. Due to the existing side extension the rear of the site is not readily visible from the street scene. As such, the only proposed alterations that will be visible from the front will be a pitched roof on the existing side extension which would improve the appearance from the street scene. As such the proposal is considered to have no adverse impact on the street scene of St Hildas Avenue and will not be out of character with the area.
- 7.2 Although the proposal involves a two storey rear extension to a semi-detached dwelling, it is set in from the southern boundary. The proposal will have a two pitched roofs lower in height than that of the main dwelling so will appear subservient from the rear. As such it is considered to be in proportion and in character with the host building.
- 7.3 The proposed design and appearance of the proposal is considered acceptable and would not harm the overall character of this part of St Hildas Avenue, conforming to Policy EN1 of the Core Strategy and Policies DPD 2009 (CS & P DPD).

##### Impact on the amenity of neighbouring residents

- 7.4 Policy EN1 of the CS & P DPD states that new development should achieve a satisfactory relationship with adjoining properties avoiding significant harmful impact in terms of loss of privacy, daylight or sunlight, or overbearing effect due to bulk and proximity or outlook.
- 7.5 The two storey rear element is not set in from the northern boundary with the adjoining property 25 St Hildas Avenue, and will protrude 2 metres from the rear elevation. However, it does not cross the 45 degree horizontal line when drawn from the centre of the rear facing windows of No. 25 adjacent to the boundary as per the Councils Supplementary Planning Document on the Design of Residential Extensions and New Residential Development 2011 (SPD) on the design of extensions. Moreover, it will not infringe on a vertical 45 degree line. This is due to No 25 having an existing rear conservatory. There will be some loss of light to this conservatory due its transparent roof materials and also that it is situated north of the proposal. However it is considered that the amount of light lost during a day would not be significant enough to justify refusal.
- 7.6 The proposed two storey element in relation to this property also does not breach both 45 degree lines with regards to neighbouring property, 29 St Hildas Avenue as the extension will be set in 2.6 metres from the southern boundary. The two storey element would be staggered due to it protruding 3 metres along the southern boundary, 1 metre further than the northern side. As such it is considered that the two storey proposal will have an acceptable relationship with both adjacent dwellings and will not give rise to a significant loss of light or overbearing impact on these adjacent properties.
- 7.7 There is a ground floor element which extends beyond the proposed two storey element on the northern boundary by a further 1 metre making the total ground floor depth 3 metres. This is considered to be acceptable because it is single storey and it does not project beyond the conservatory at No 25. The proposed pitch style roof for the existing side extension would wraparound to the proposed single storey rear extension with a height of 2.5 metres to the eaves and sloping up to a maximum height of 3.3 metres. This height is not considered to impact No 29.
- 7.8 The proposal would also comply with the separation distances set out in the Councils SPD. With regards to properties at the rear of the site, it would measure 19 metres from the rear of the proposal to the western boundary. Furthermore, it would measure 39 metres from the rear of the proposal to the rear elevations of No 32 and 34 Wellington Road. It is considered to cause no adverse impact on the amenity of the neighbouring properties.
- 7.9 There are no proposed side facing windows, and a condition is proposed to prevent any new openings.
- 7.10 The neighbours at 25 St Hildas Avenue have written in objecting to the proposal. Their main reasons for objecting are concerns that the second floor element will block out daylight and sunlight to their property and that it will appear overbearing. No 25 has a north facing rear garden with an existing conservatory with a depth of approximately 3.4 metres. While their concerns are noted, the proposal meets the requirements of the SPD in terms of distance and height and does not break the vertical or horizontal 45 degree lines and it is not considered that refusal can be justified on these grounds. Another concern was the impact on the character of the area which has been addressed above.

- 7.11 It is therefore considered that the impact on the amenity of the neighbouring properties in terms of privacy, daylight, sunlight and bulk will be acceptable.

#### Impact on flooding

- 7.12 The application site is located within the 1 in 1000 year flood event area where there is no objection in principle to extensions on flooding grounds. It is considered that the proposal will not have an adverse impact upon the flood area provided that it adheres to the conditions recommended by the Environment Agency in their standing advice which are recommended to be attached to this proposal. The application will then be in accordance with Policy LO1 of the CS & P DPD.
- 7.13 Accordingly, the application is recommended for approval.

### **8. Recommendation**

- 8.1 GRANT, subject to the following conditions:

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

Reason: - This condition is required by Section 91 of the Town and Planning Act, 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

2. The extension hereby permitted must be carried out in facing materials to match those of the existing building in colour and texture.

Reason: - To ensure a satisfactory external appearance, in accordance with policies SP6 and EN1 of the Spelthorne Borough Core Strategy and Policies Development Plan Document 2009.

3. The development hereby permitted shall be carried out in accordance with the following approved plans and drawings: L2506/LP rev A; 01; 02; 03; 05 rev A and 08 received 03.11.2017.

Reason: - For the avoidance of doubt and in the interest of proper planning.

4. That no openings of any kind be formed in the northern and southern elevations of the part single storey/part two storey rear extension hereby permitted without the prior written consent of the Local Planning Authority.

Reason: - To safeguard the amenity of neighbouring residential properties in accordance with policies SP6 and EN1 of the Spelthorne Borough Core Strategy and Policies Development Plan Document 2009.

5. There shall be no raising of existing ground levels on the site within the area liable to flood, other than in accordance with the approved details.

Reason: - To prevent the increased risk of flooding due to impedance of flood flows and reduction in flood storage capacity in accordance with policies SP1,

SP7 and LO1 of the Spelthorne Borough Core Strategy and Policies Development Plan Document 2009.

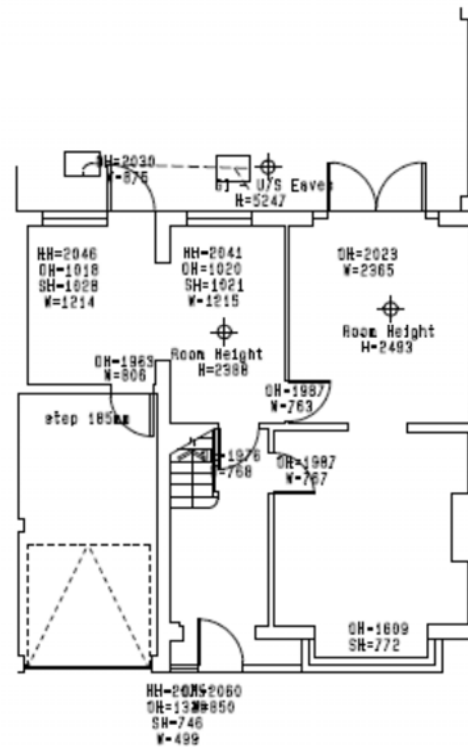
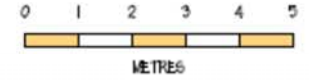
6. All spoil and building materials stored on site before and during construction shall be removed from the area of land liable to flood upon completion.

Reason: - To prevent the increased risk of flooding due to impedance of flood flows and reduction of flood storage capacity in accordance with policies SP1, SP7 and LO1 of the Spelthorne Borough Core Strategy and Policies Development Plan Document 2009.

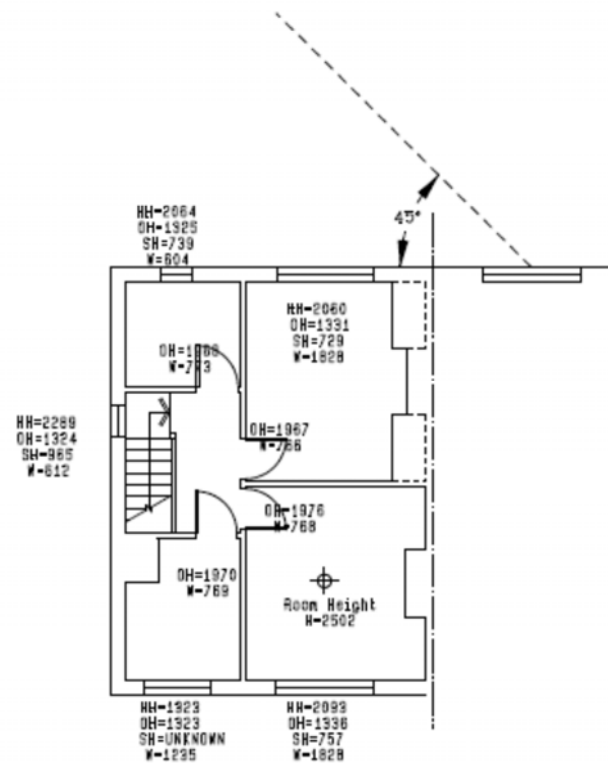
#### INFORMATIVES TO APPLICANT

1. In assessing this application, officers have worked with the applicant in a positive and proactive manner consistent with the requirements of paragraphs 186-187 of the NPFF. This included the following: -

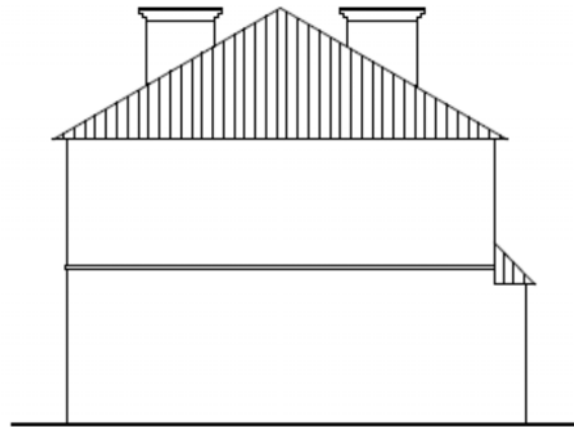
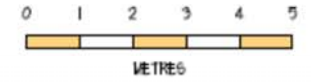
Have proactively communicated with the applicant through the process to advise progress, timescales or recommendation

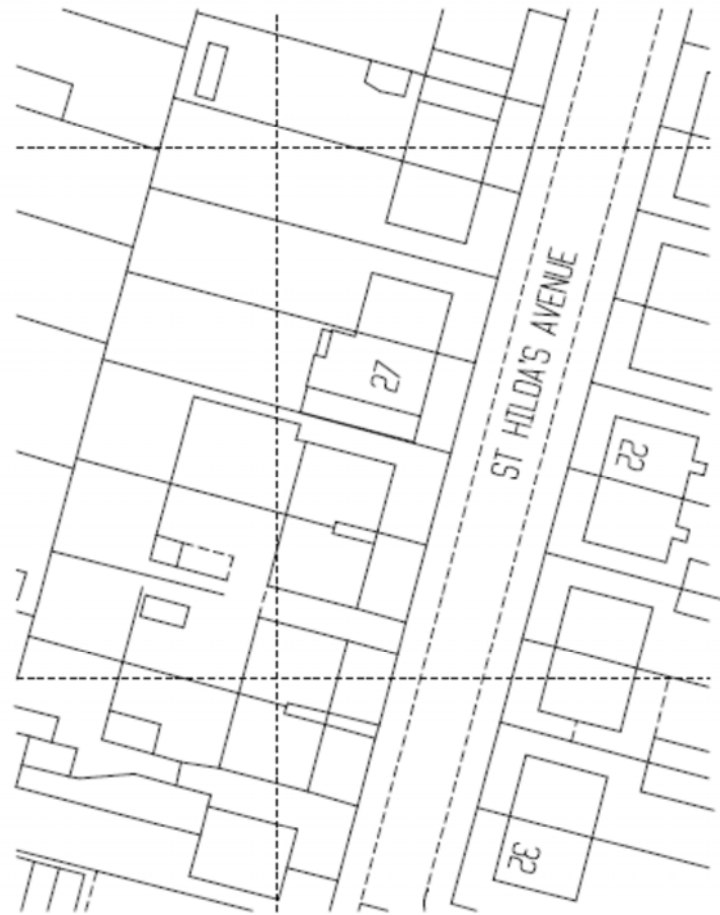
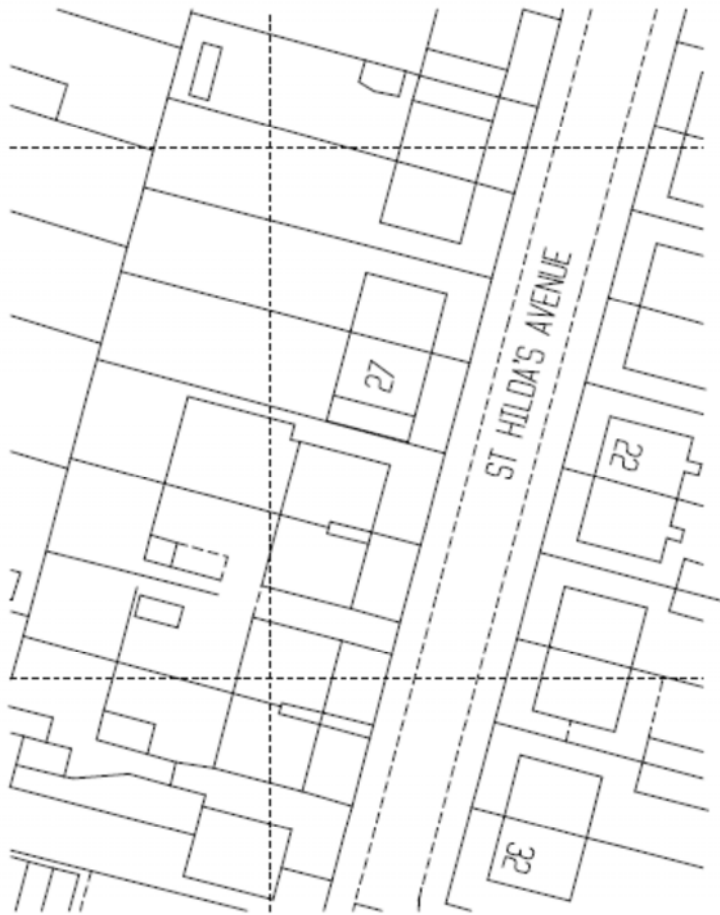


GROUND FLOOR PLAN

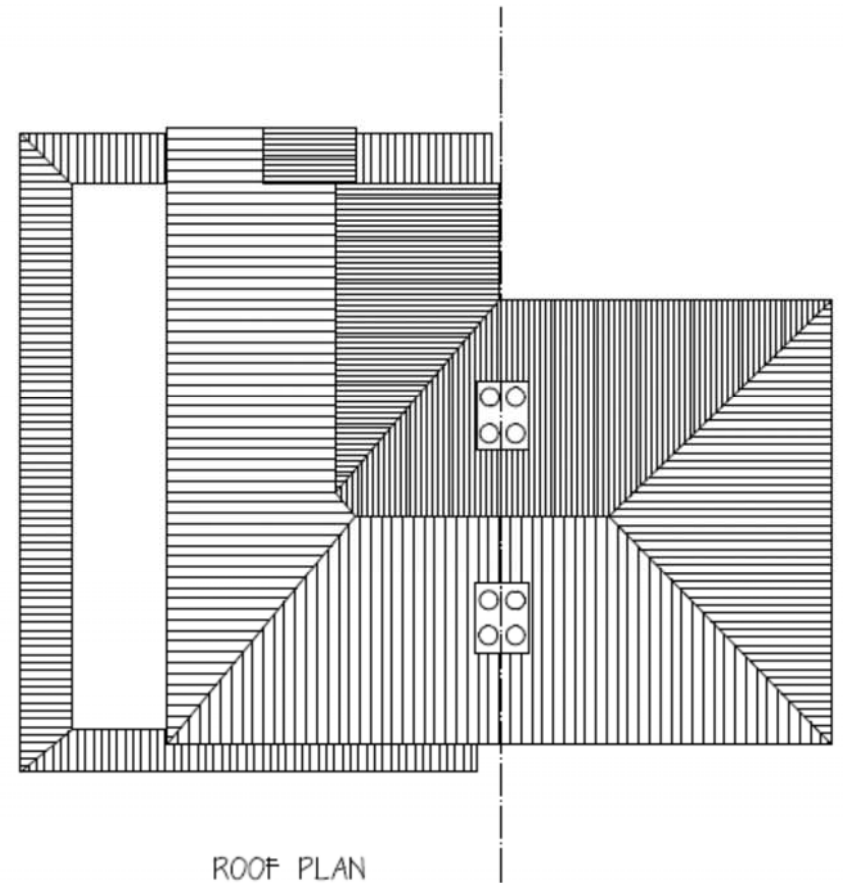
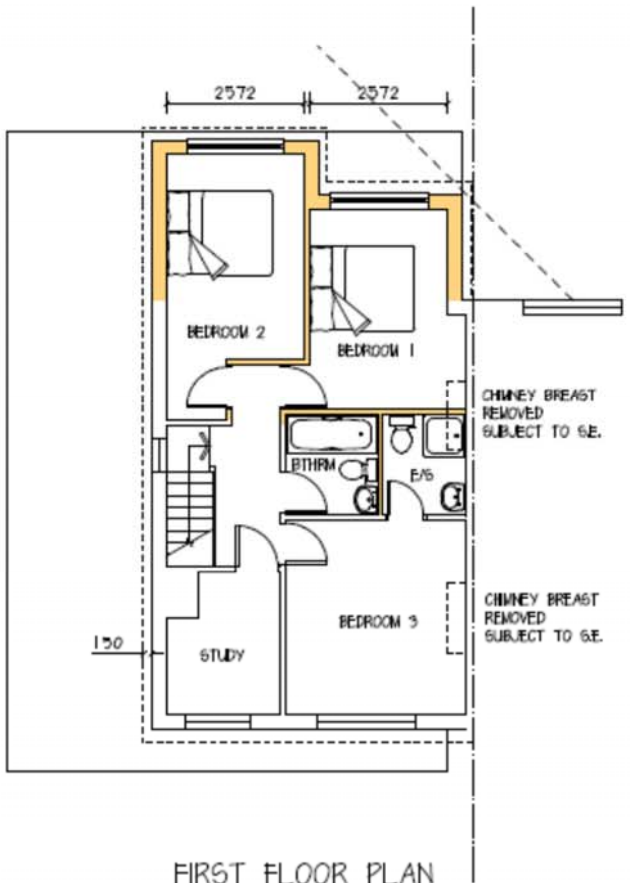
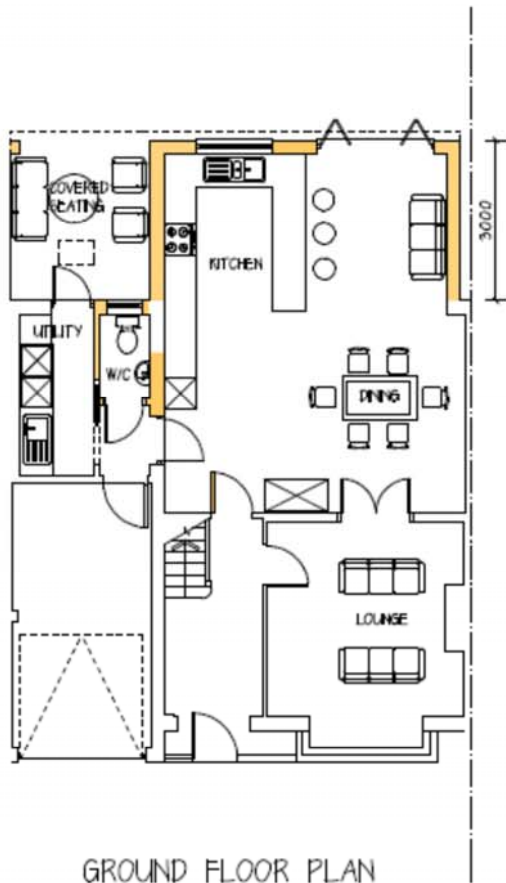
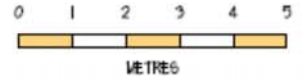


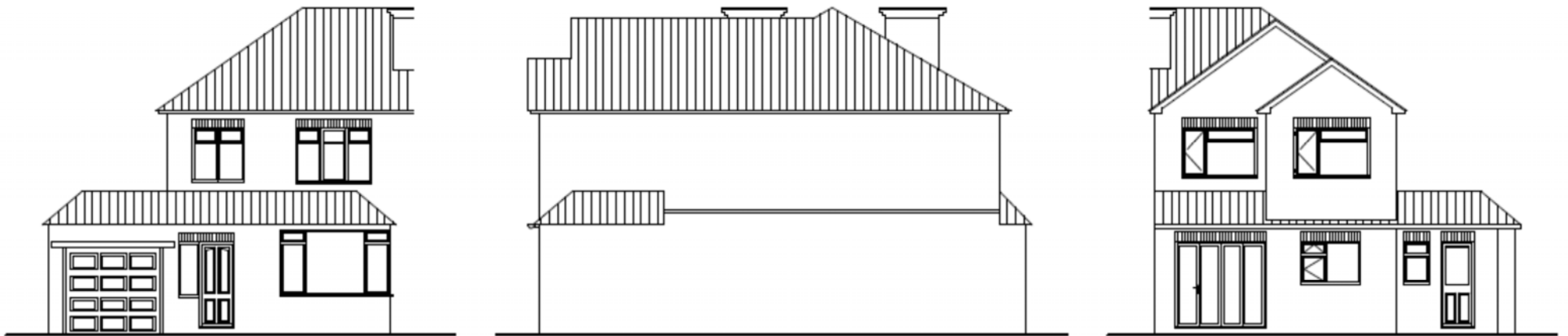
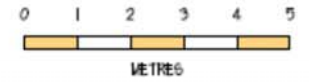
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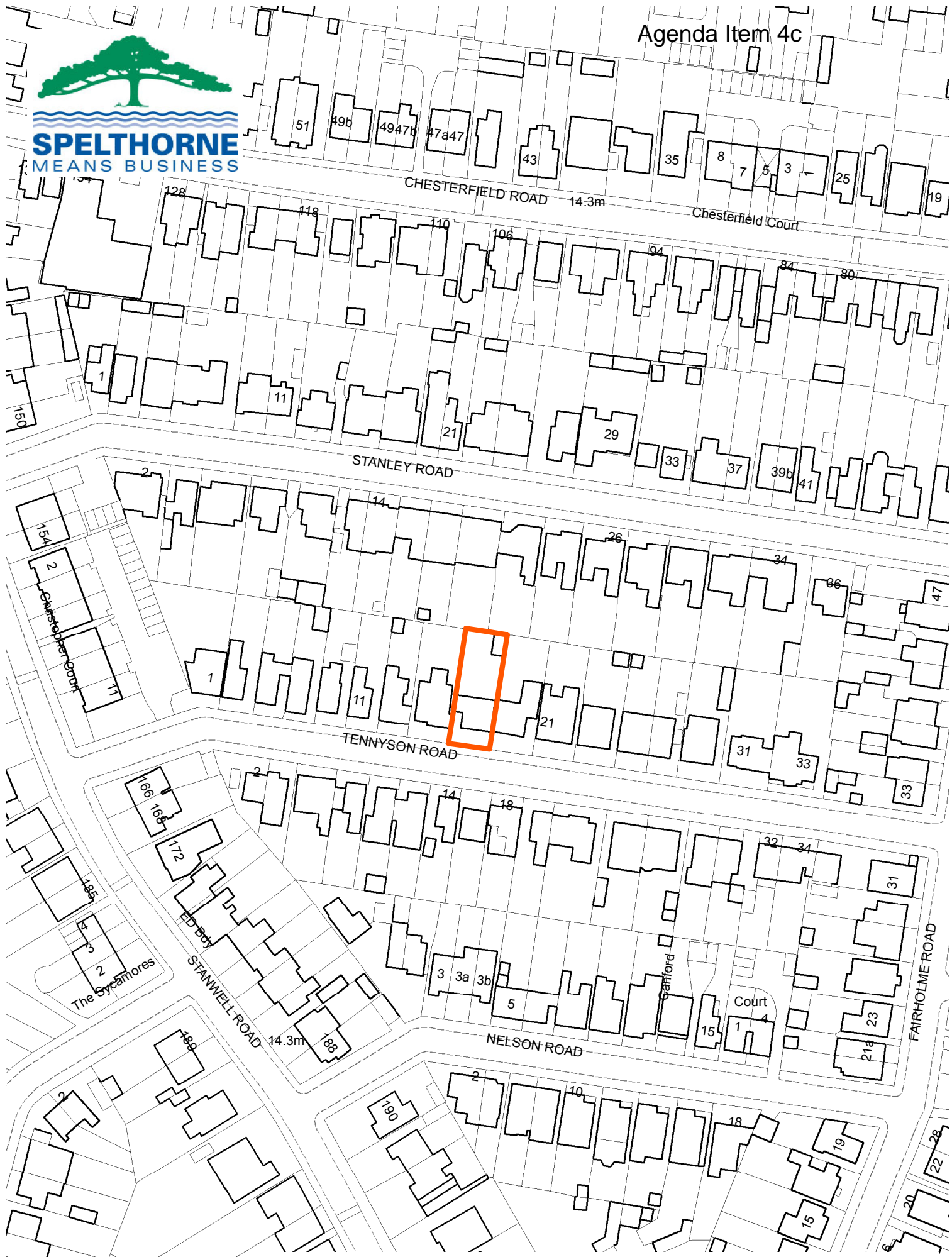












17/01815/HOU - 17 Tennyson Road, Ashford.

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## Planning Committee:

10 January 2018



<b>Application No.</b>	17/01815/HOU
<b>Site Address</b>	17 Tennyson Road, Ashford
<b>Proposal</b>	Erection of single storey side extension (following the demolition of existing side extension).
<b>Applicant</b>	Mr. Richard Barratt
<b>Ward</b>	Ashford Town
<b>Call in details</b>	This application is being referred to Planning Committee as the applicant is Cllr Richard Barratt

<b>Case Officer</b>	Drishti Patel		
<b>Application Dates</b>	28/11/2017	Expiry: 28/01/2018	Target: Under 8 Weeks
<b>Executive Summary</b>	This application seeks approval for the erection of a single storey side extension to the rear of the existing side extension (following the demolition of an existing 'lean to' structure.)  The proposal is considered to have a satisfactory relationship with the adjoining properties and has sufficient regard to the character of the area.		
<b>Recommended Decision</b>	This application is recommended for approval.		

## MAIN REPORT

### 1. Development Plan

1.1 The following policies in the Council's Core Strategy and Policies DPD 2009 are considered relevant to this proposal:

- EN1 (Design of New Development)

### 2. Relevant Planning History

SPW/FUL/88/1017	Erection of a two-storey flank extension measuring 4.5m (14ft. 10ins.) by 2.1m (6ft. 11ins.) to form an enlarged kitchen on ground floor with a bedroom above (as shown on drawing no. 259).	Grant Conditional 14.12.1988
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### 3. Description of Current Proposal

3.1 The application site related to 17 Tennyson Road in Ashford, which is a two storey detached dwellinghouse situated on the northern side of the road.

3.2 The proposal involves the erection of single storey side extension measuring 2.8m x 3.6m which will form a continuation of the existing side extension. The maximum height is 3.9 metres with 2.4 metres to the eaves. The proposed extension will replace a small brick built 'lean to' structure on the side of the property and to the rear of the existing garage. The proposal will be used for garage purposes.

3.3 A copy of the existing and proposed floor plans and elevations is attached as an Appendix.

### 4. Consultations

None Received

### 5. Third Party Representations

5.1 3 neighbouring properties were notified of the planning application. No letters of representation have been received.

### 6. Planning Issues

- Design and Appearance
- Impact on amenity
- Parking Provision

### 7. Planning Considerations

#### Design and Appearance

7.1 Policy EN1 (a) of the Core Strategy and Policies DPD 2009 states that

proposals for new development should *'create buildings and places that are attractive with their own distinct identity; they should make a positive contribution to the street scene and the character of the area in which they are situated, paying due regard to the scale, height, proportions, building lines, layout and materials and other characteristics of adjoining buildings....'*

- 7.2 The proposed side extension would be finished in brickwork to match the existing dwelling and the existing frontal side extension. The design incorporates a mono pitch roof which is considered acceptable in appearance and would not harm the character of the existing property or that of the area. It would be a continuation in design to the existing side extension and therefore the extension would have the same maximum width of 2.8m which would match the width of the existing side extension. The proposed extension would not be visible from the street scene and the appearance of the front elevation would not change, and therefore is considered to not have a harmful impact on the character of the area.

#### Impact on the amenity of neighbouring residents

- 7.3 Policy EN1(a) of the Core Strategy and Policies DPD 2009 states that proposals should *'achieve a satisfactory relationship to adjoining properties avoiding significant harmful impact in terms of loss of privacy, daylight or sunlight or overbearing effect due to bulk and proximity or outlook'*. The proposal would extend behind the existing side extension, and will not go beyond the rear or side wall of the dwelling. It is considered the proposal would not have a harmful impact on the amenities of neighbouring residents. The nearest property to the proposed extension, No 19 Tennyson Road, would not suffer from any loss of light, privacy or outlook. The proposal would replace an existing 'lean to'. The proposed extension would only have a rear facing patio door and would not lead to any overlooking to the rear/patio area of No 19.

#### Impact on the parking provision

- 7.4 This proposal would not result of a loss of parking space as the proposed extension would increase the space being used for the garage.

### **8. Recommendation**

- 8.1 GRANT, subject to the following conditions:

#### 1. DURATION NON-OUTLINE (C002).

The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason: - This condition is required by Section 91 of the Town and Planning Act, 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

2. MATERIALS TO MATCH (C036)

The extension hereby permitted must be carried out in facing materials to match those of the existing building in colour and texture.

Reason: - To ensure a satisfactory external appearance, in accordance with policies SP6 and EN1 of the Spelthorne Borough Core Strategy and Policies Development Plan Document 2009.

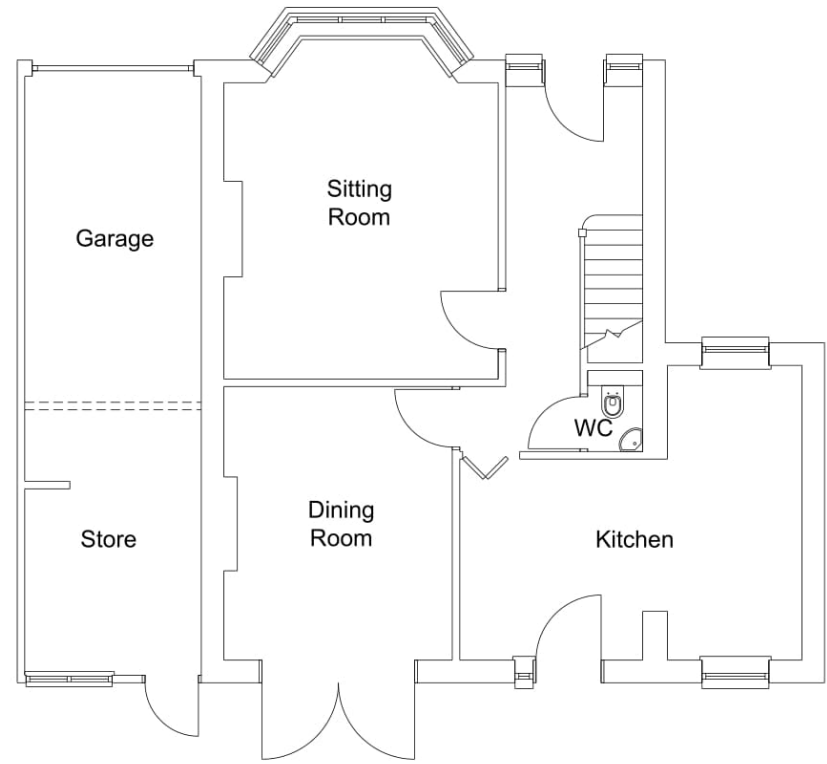
3. APPROVED PLANS (C099)

The development hereby permitted shall be carried out in accordance with the following approved plans and drawings: FLU.609.01; 02; 03; 04; 05 received on 28 November 2017

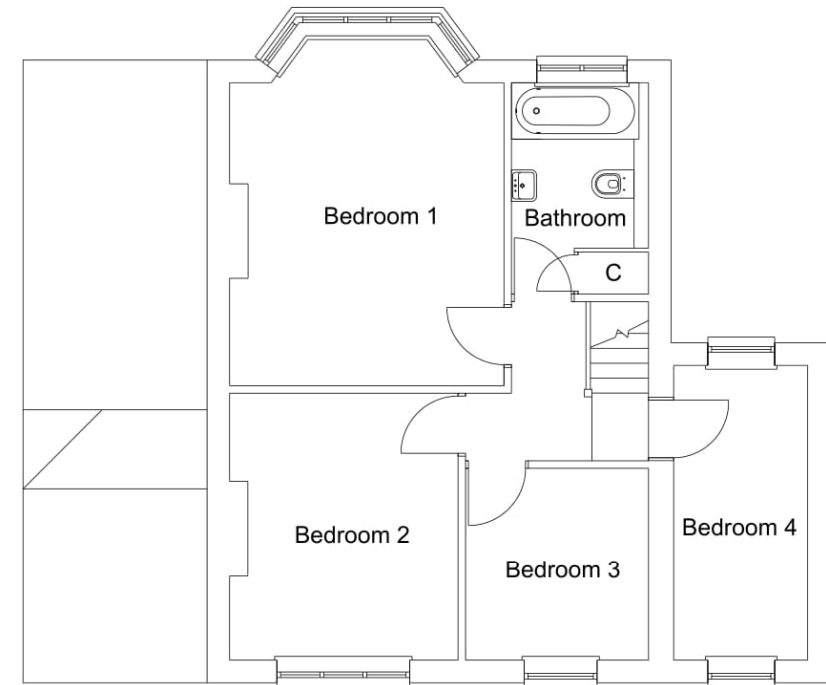
Reason: - For the avoidance of doubt and in the interest of proper planning.

INFORMATIVES TO APPLICANT

1. In assessing this application, officers have worked with the applicant in a positive and proactive manner consistent with the requirements of paragraphs 186-187 of the NPF. This included the following: -
  - a) Have proactively communicated with the applicant through the process to advise progress, timescales or recommendation.



Existing Ground Floor Plan



Existing First Floor Plan

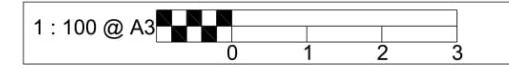
Rev	Date	Description

**Fluent**  
ARCHITECTURAL DESIGN SERVICES

**FLUENT**  
ARCHITECTURAL DESIGN SERVICES  
4 CLAREMONT ROAD, STAINES,  
MIDDLESEX, TW18 3AS  
TEL: 0800 0438838  
E-MAIL: INFO@FLUENT-ADS.CO.UK  
WEB: FLUENT-ADS.CO.UK

17 Tennyson Road, Ashford

Existing Floor Plan

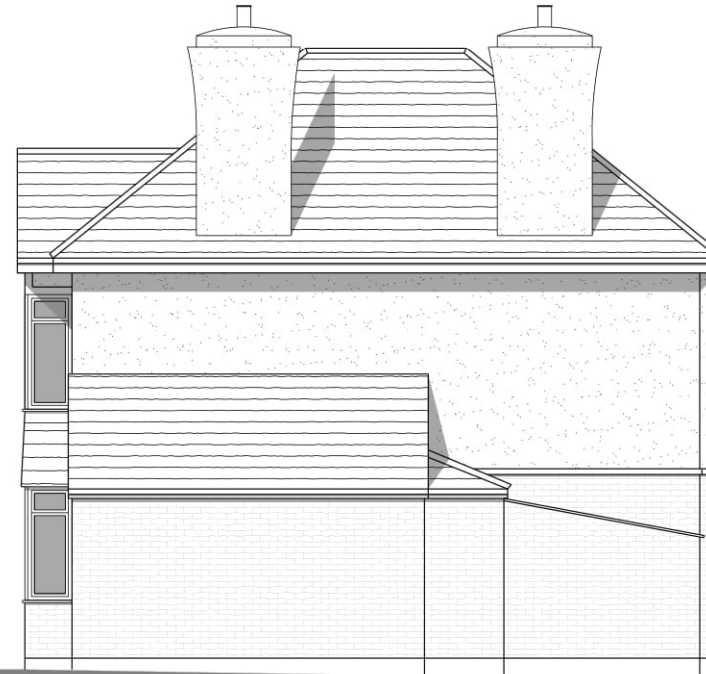


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Date 26.10.17	Rev
Drawn S.Girn	





Existing Front Elevation



Existing Side Elevation



Existing Rear Elevation



Existing Side Elevation

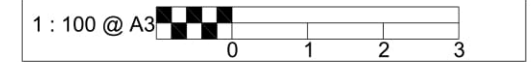
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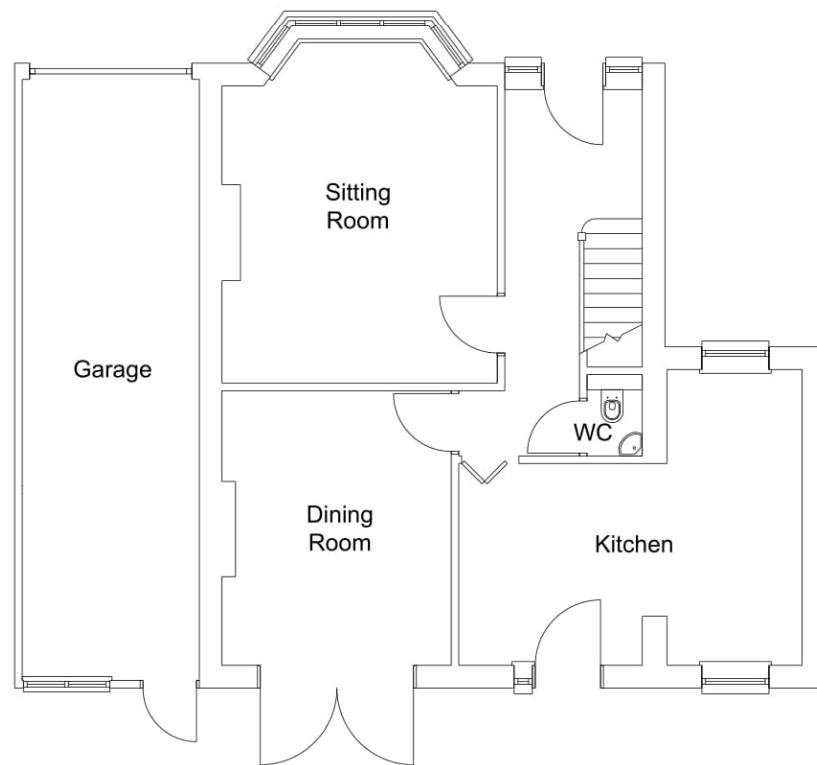
**FLUENT**  
ARCHITECTURAL DESIGN SERVICES  
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MIDDLESEX, TW18 3AS  
TEL: 0800 0438838  
E-MAIL: INFO@FLUENT-ADS.CO.UK  
WEB: FLUENT-ADS.CO.UK

17 Tennyson Road, Ashford

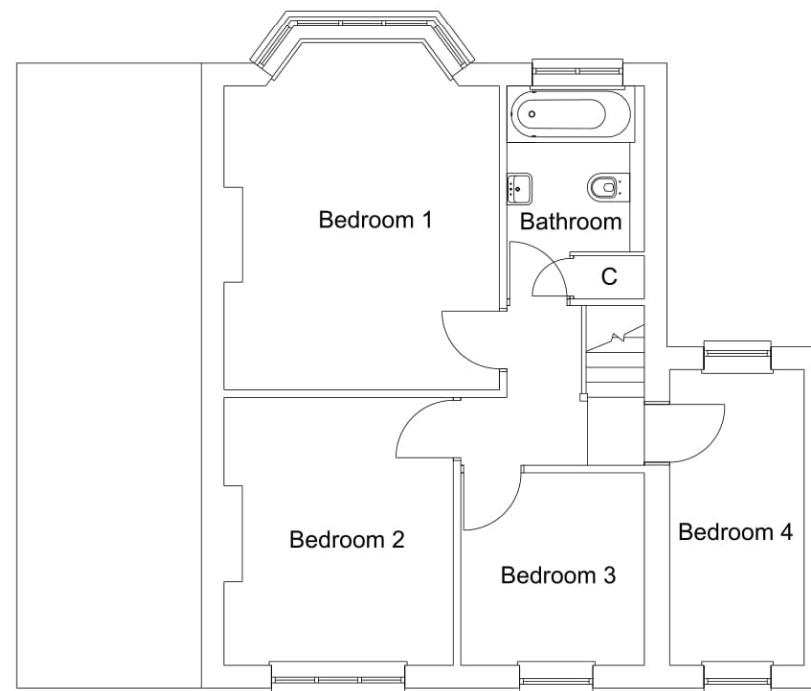
Existing Elevations



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Date 26.10.17	Rev
Drawn S.Girn	



Proposed Ground Floor Plan



Proposed First Floor Plan

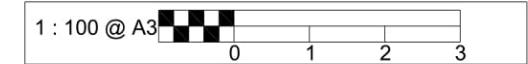
Rev	Date	Description

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TEL: 0800 0438838  
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17 Tennyson Road, Ashford

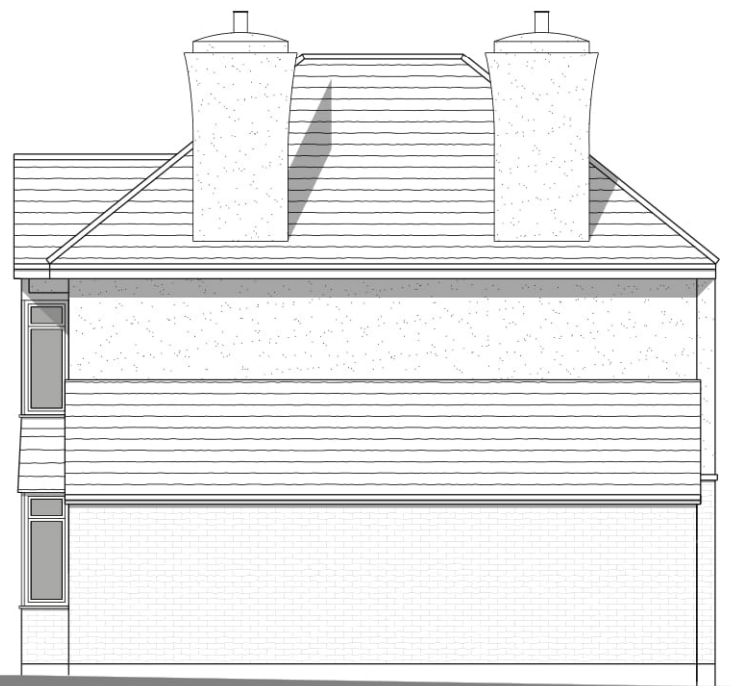
Proposed Floor Plan



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Date 26.10.17	Rev
Drawn S.Girn	



Proposed Front Elevation



Proposed Side Elevation



Proposed Rear Elevation



Proposed Side Elevation

Rev	Date	Description

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17 Tennyson Road, Ashford

Proposed Elevations



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Date 26.10.17	Rev
Drawn S.Girn	

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**PLANNING APPEALS**

**LIST OF APPEALS SUBMITTED BETWEEN 1 DECEMBER AND 22 DECEMBER  
2017**

<b><u>Planning Application Number</u></b>	<b><u>Inspectorate Ref.</u></b>	<b><u>Address</u></b>	<b><u>Description</u></b>	<b><u>Appeal Start Date</u></b>
17/00485/FUL	APP/Z3635/W/17/3185519	4 Ethel Road Ashford	Erection of a part single storey, part two storey rear extension and a first floor side extension over the existing garage. Conversion of the garage to habitable room and associated internal alterations to create 2 no. self-contained semi-detached dwellings.	20/12/2017
17/00752/FUL	APP/Z3635/W/17/3186575	243 Thames Side, Chertsey	Erection of a detached two storey dwelling and associated wheelchair access (following division of plot).	20/12/2017

**APPEAL DECISIONS RECEIVED BETWEEN 1 DECEMBER AND 22 DECEMBER  
2017**

<b>Site</b>	3 Corsair Road Stanwell
<b>Planning Application No.:</b>	17/00696/HOU
<b>Proposed Development:</b>	Erection of single storey side extension.
<b>Appeal Reference:</b>	APP/Z3635/D/17/3181883
<b>Appeal Decision Date:</b>	6 December 2017
<b>Inspector's Decision</b>	The appeal is dismissed.

<p><b>Reason for Refusal</b></p>	<p>The proposed extension, by reason of its location and scale, would over dominate the host building, creating a pair of unbalanced semi-detached bungalows. The proposal would not pay due regard to the scale, proportions, building lines and layout of adjoining buildings and land, and would be out of keeping with the character of the area to the detriment of the street scene of Corsair Close and Road, contrary to Policy EN1 of the Core Strategy and Policies DPD the Supplementary Planning Document on the Design of Residential Extensions and New Residential Development.</p>
<p><b>Inspector's Comments:</b></p>	<p>The Inspector considered that the development would have an unacceptable impact on the character and appearance of the area. He noted the recent approval of an extension to the attached property at No. 1 but commented that it is narrower and more proportionate to the host dwelling, is in a less prominent and visually sensitive location than the subject dwellings proposal and therefore is materially different to the proposal, as such it does not serve to justify a larger extension at no 3.</p> <p>He noted that the area has a variety of designs of semi-detached bungalows, but they retain a degree of symmetry and balance, particularly in terms of their front elevations and overall widths, which he stated forms an important part of the character of the area. The Inspector noted that the bungalows on the opposite side of Corsair Close have a degree of asymmetry but retain a balance in terms of width and scale and no. 5 has not been extended towards the corner. As such, the same sense of openness that exists at the junction of Corsair Road and Close is maintained.</p> <p>The Inspector noted that the development would result in a significant increase in the width of the dwelling and an associated reduction in space to the side of the building. He quoted the Council's SPD that only exceptionally allows extensions which exceed 2/3<sup>rd</sup> the width of the host building and no exception circumstances exist to allow this large extension.</p> <p>He went on to say that '<i>...the extension would not appear as a complimentary or subordinate addition to the street scene. Rather, its excessive width would be viewed as being disproportionate and unduly dominant in comparison to the host dwelling. The resulting width of the building and small gap to the boundary would ensure the building as whole would appear unduly intensive in relation to its plot size.</i>' He also noted that this '<i>...negative impact on local character would be exacerbated by the sites prominent corner location. With the sizeable reduction in the gap to the side being evident from vantage points, detracting from the prevailing character of the junction and the relationship with the building line of dwellings along Corsair Close.</i>' He concluded that in addition the largely balanced and symmetrical appearance of the bungalows would also be undermined by the development.</p>

<b>Site</b>	217 Staines Road West Sunbury On Thames
<b>Planning Application No.:</b>	17/00546/FUL
<b>Proposed Development:</b>	Erection of 1 bed detached bungalow, with associated parking and amenity space.
<b>Appeal Reference:</b>	APP/Z3635/W/17/3182309
<b>Appeal Decision Date:</b>	08/12/2017
<b>Inspector's Decision</b>	The appeal is dismissed
<b>Reason for Refusal</b>	The proposal in terms of its scale, height and location would have an unacceptable over bearing impact on and result in loss of light to number 1 Scotts Avenue. The development is therefore contrary to Policy EN1 of the Core Strategy and Policies DPD 2009 and the Supplementary Planning Document on the Design of Residential Extensions and New Residential Development April 2011.
<b>Inspector's Comments:</b>	The Inspector noted that the dwelling would be located close to the shared boundary with no.1 and run along the entirety of this boundary. Although single storey, he considered that the top half of the development would protrude significantly above the fencing including its sizeable gabled roof. Furthermore, he considered that the overall height of the development and bulk and scale of its gabled roof would appear conspicuous and dominant and would have a negative effect in terms of outlook and on light given its position to the south of the garden. He agreed that the development would have a harmful impact on the living conditions of the occupiers of no.1. Scotts Avenue in terms outlook from and light to their back garden.

<b>Site</b>	2 Wolsey Road, Ashford
<b>Planning Enforcement No.:</b>	16/00305/ENF
<b>Planning Breach</b>	The breach of planning control relates to the unauthorised erection of a building which is used as a separate dwelling without planning permission.

<b>Appeal Reference:</b>	APP/Z3635/C/17/3173418
<b>Appeal Decision Date:</b>	13/12/2017
<b>Inspector's Decision</b>	The appeal is dismissed and the enforcement notice is upheld
<b>Reason for serving the Enforcement Notice</b>	The use of the building as a separate dwelling results in unacceptable noise and disturbance to neighbouring residential properties and has a detrimental impact on their amenity and enjoyment of their houses and gardens and is out of character with the area. The proposal, therefore, is contrary to Policies EN1 and EN11 of the Core Strategy and Policies DPD 2009 and the Councils Supplementary Planning Document on the Design of New Residential Development (April 2011).
<b>Inspector's Comments:</b>	<p>The Inspector referred to the appellant's grounds of appeal which stated that it was only the third part of the requirements that he objected to (the removal of the bathroom facilities associated with the use); there was no dispute regarding the first two requirements (cease using the building as a separate dwelling and remove all the kitchen facilities associated with the use). On this point, the Inspector concluded that bearing in mind the use of the main property (Class C4 house in multiple occupation) and also given that land is separated from the main garden area, <i>"it would be difficult to ensure that the building was not used as some kind of main living place unless these facilities were all removed.....it is not unusual to require the removal of such facilities in instances like this. In these circumstances I conclude that the requirements, as set out in the notice, are reasonable and no lesser steps would remedy the injury to amenity caused. The appeal on this ground accordingly fails"</i>.</p> <p>The second ground of appeal was based on the appellant's assertion that 13 weeks to comply with the enforcement notice was too short and the appellant wanted it extended to 25 weeks to enable the works to the main property to be completed. The Inspector noted that at his recent site visit, the works to the main dwelling appear to have been completed. He felt that sufficient time had been given to undertake the necessary works for the removal of the bathroom and the kitchen from the appeal building and the appeal on this ground failed.</p>

<b>Site</b>	19 Commercial Road, Staines-upon-Thames
<b>Planning Application No.:</b>	17/00976/HOU
<b>Proposed Development:</b>	Erection of roof alterations to include two side facing dormers.



<b>Appeal Reference:</b>	APP/Z3635/D/17/3184600
<b>Appeal Decision Date:</b>	20/12/2017
<b>Inspector's Decision</b>	The appeal is dismissed.
<b>Reason for Refusal</b>	The proposed development by reason of its scale, position, design, and prominence would be visually obtrusive in the street scene and would have an unacceptable impact on the character of the area. The development is therefore contrary to policy EN1 of the Core Strategy and Policies DPD 2009 and the Supplementary Planning Document on the Design of Residential Extensions and New Residential Development 2011.
<b>Inspector's Comments:</b>	<p>The Planning Inspector considered that the main issue was the effect of the proposal on the character and appearance of the host property and surrounding area.</p> <p>The Inspector noted that the dormer facing the allotments would occupy substantially more than half the length of the roof and would be clearly noticeable from the allotments on Commercial Road, whereas the dormer on the other side would represent a large dormer approximately 7m long.</p> <p>It was considered that although the west facing dormer would be relatively sheltered from view, the structure facing the allotments would represent and be perceived as a bulky, incongruous addition of a utilitarian and mundane design.</p> <p>The Inspector concluded that the character and the appearance of the bungalow would be transformed and significantly harmed in view of the poor design of the roof extension, and this harm would transmit to the adjoining land used for recreational gardening and the wider public realm.</p>

<b>Site</b>	5 Upper Halliford Road, Shepperton
<b>Planning Application No.:</b>	17/00201/HOU
<b>Proposed Development:</b>	Creation of vehicle access
<b>Appeal Reference:</b>	APP/Z3635/D/17/3184216

<b>Appeal Decision Date:</b>	20/12/2017
<b>Inspector's Decision</b>	The appeal is dismissed.
<b>Reason for Refusal</b>	The proposed means of access to the highway is considered to diminish the value of the existing highway verge which is an important landscape feature within the Upper Halliford conservation area. The proposal would therefore fail to preserve or enhance the special character of this part of the conservation area, contrary to policy EN6 of the Core Strategy and Policies Development Plan Document 2009.
<b>Inspector's Comments:</b>	<p>The Inspector considered the main issue to be whether the proposed development preserves or enhances the character or appearance of the Upper Halliford Conservation Area (UHCA). The Inspector stated that the site forms part of a row of dwellings which display a coherent character derived from similar design features and use of materials. The dwelling and garden are not within the UHCA but the grass verge that separates it from the highway is and the Inspector considered that the grassed area makes a positive contribution to the UHCA and that the dwellings and gardens form an attractive setting to the heritage asset.</p> <p>The Inspector considered that the proposal would result in the erosion of a feature which positively contributes to the quality of the streetscape and public realm within the UHCA and would not preserve or enhance the character or appearance of the UHCA. He noted the applicant's comments that the uneven grass and paving could be a trip hazard, the safety hazard of unloading a baby from a car on the roadside, and that the appellant would be inconvenienced by not being able to park along this section of the road. However, he did not consider that this, and the other arguments advanced in favour of the appeal, were sufficient and concluded that the proposed development fails to preserve or enhance the character or appearance of the UHCA, contrary to Policy EN6 of the Core Strategy and Policies DPD.</p>

#### FUTURE HEARING / INQUIRY DATES

<b>Council Ref.</b>	<b>Type of Appeal</b>	<b>Site</b>	<b>Proposal</b>	<b>Case Officers</b>	<b>Date</b>
16/00323 /ENF/A	Public Inquiry	Land rear of Gleneagles Close, Stanwell	The material change of use of the land from agricultural land to a timber and fencing builder's merchants/business with associated	RJ	17 - 19 April 2018

<b>Council Ref.</b>	<b>Type of Appeal</b>	<b>Site</b>	<b>Proposal</b>	<b>Case Officers</b>	<b>Date</b>
			storage of materials in connection with that use.		
17/00365 /FUL	Hearing	Hamilton's Pitch Sheep Walk Shepperton	Retention of existing hardstanding, temporary standing of two residential caravans, associated vehicles and equipment, and tipping of top soil to enable landscaping.	PT	23/01/2018

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