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17/00696/HOU
3 Corsair Road, Stanwell, TW19 7HN

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Planning Committee:

26 July 2017



Application No.	17/00696/HOU
Site Address	3 Corsair Road, Stanwell
Applicant	Mr D Eastwood
Proposal	Erection of a single storey side extension.
Ward	Stanwell North
Called-in	This application is being called in to Planning Committee at the request of Cllr Barratt on grounds that it is considered that other similar extensions have been approved in the area.

Application Dates	Valid: 30/05/2017	Expiry: 25/07/2017.	Target: Over 8 weeks
Executive Summary	The application is for the erection of a single storey side extension. The proposed design and appearance is considered to be unacceptable in accordance with Policy EN1 of the Core Strategy and & Policies DPD 2009 and the Supplementary Planning Document on Design. The relationship with the neighbouring properties is considered satisfactory.		
Recommended Decision	Refuse for the reason given in section 7.		

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

17/00071/HOU Erection of a single storey side extension
Refused 09.03.2017

Description of Current Proposal

- 2.1 The application site relates to 3 Corsair Road, which is a semi-detached bungalow located on a corner plot. The site is located on the north/western side of Corsair Road, on the corner with Corsair Close. It is a rectangular corner plot occupied by a semi-detached bungalow. There is a grass verge to the side of the property and the area has green areas to the front/sides of dwellings being a characteristic of the street, giving a sense of openness and space around the single storey built form. The site is located within a public urban open space
- 2.2 The proposal is for the erection of a single storey side extension, extending 6.7m towards the side boundary with Corsair Close, set in 0.7m from it. It will be the same depth as the existing house with a continuation of the existing roof form with the same eaves, ridge height and roof slope and materials.
- 2.3 Copies of the proposed site layout and elevations are attached as an Appendix.

3. Consultations

3.1 The following table shows those bodies consulted and their response.

Consultee	Comment
County Highway Authority	No objection
Environmental Health (contaminated land)	No objection please attach informative IXA minus the paragraph detailing the condition.

4. Public Consultation

4.1 4 neighbouring properties were notified of the planning application. No letters of representation have been received.

5. Planning Issues

- Design and Appearance
- Impact on amenity

6. Planning Considerations

Background

Planning application ref 17/00071/HOU for the erection of a single storey side extension was refused under delegated powers on 9 March 2017 for the following reason:-

'The proposed extension by reason of its location and scale would overdominate 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, at the detriment of the street scene of Corsair Close and Road, contrary to the Supplementray Planning Document on design and Policy EN1 of the Core Strategy and Policies DPD.'

The current application has been submitted with an amendment to the refused scheme, reducing the width of the side extension by 0.7m, so that it has a set in from the side boundary.

Design and Appearance

- 6.1 Policy EN1 (a) of the CS & P DPD states that the Council will require a high standard of design and layout of new development. Proposals for new development should demonstrate that they will create buildings and places that are attractive with their own distinct identity; they should respect and 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, materials and other characteristics of adjoining buildings and land.
- 6.2 The existing property is a semi-detached bungalow, with the attached property being the same design and proportions as the subject dwelling. The pair of semi-detached bungalows to the north east, on the other side of Corsair Close are of the same design and provide a pleasant spacious entrance to Corsair Close, given the set back from the road. Although no. 5, (on the opposite northern corner) has had some extensions to it (including a loft conversion with dormers), the original bungalow built form remains, including its side wall being set back from the boundary with Corsair Close. (Planning permission was granted in 1982 for a single storey side extension of some 2.56m in width and a rear extension, with alterations to dormers approved in 1978). The bungalows are set back from the highway on the frontage with Corsair Road and the side with Corsair Close, and the area has a distinct feeling of space between buildings. In addition, the properties to the west along Corsair Close are also set back some distance from the highway, and currently the front elevation of these properties is in line with the side of the subject dwelling, and is a feature of the design of the estate. There is also a grass verge located to the front on both sides of the road.
- 6.3 Other properties nearby have been extended in the past, including no. 9 Corsair Road. However, this is a detached bungalow and is not located on a

corner plot and as such is not comparable to the application site. Other corner plots in the vicinity of the application site, although not adjacent to it, have been extended to the side, taking the built form closer to the boundary with the highway. These include nos. 11 and 20 Everest Road and 24 and 26 Hannibal Road. These are all 2 storey houses, and many had applications refused before planning permission was eventually granted. However each has a substantial set back from the side boundary with the highway. It should also be noted that these extensions were approved prior to the Council's current policies in the Core Strategy and Policies DPD 2009 and also the Supplementary Planning Document on Design 2011. Notwithstanding this each planning application must be determined on its own merits.

- 6.4 The proposal is to extend the existing property to the side with a pitched roof, with a gable end, the same design as the existing property and to be set in 0.7m from the side boundary, Previously the scheme did not have this set back and continued all the way up to the side boundary. The extension will be some 6.7m in width, nearly doubling the width of the existing 7.8m wide dwelling to 13.8m in total width. Although the materials will match the existing, it is considered that the extension will over dominate the host building. Extending within 0.7m of the side boundary will not respect the existing set back and open nature of the area, which will be out of keeping and detrimental to the character of the area. This is contrary to Policy EN1 which requires development to respect and 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, materials and other characteristics of adjoining buildings and land. (Officer's emphasis).
- 6.5 It is considered that the proposed development would not make a positive contribution to the street scene in that it will result in a dwelling that is much larger than the one it is attached to, creating a pair of unbalanced dwellings. The proposal does not respect the proportions of the existing property or its adjoining one which currently form a symmetrical pair. This point is also set out in the Council Supplementary Planning Document (SPD) on design which notes in point 3.36 that '*...side extensions will be visible from the street and can be prominent in relation to the host building, therefore attention to the position and scale of side extensions is important.*'
- 6.6 Point 3.37 in the SPD also notes that extensions should respect the character of the host building and should be in proportion and not over dominate it. It goes onto say that side extensions should only exceptionally exceed two thirds of the width of the host building. This proposed extension is 6.7m wide on a 7.8m wide existing property, almost doubling the width, (almost 86% larger). As such the proposed extension will over dominate the host building. In addition the proposed dwelling will be not only out of proportion, but will extend close to the side boundary with Corsair Close. This will have the effect of closing the existing gap in the street on this prominent corner and which acts as an attractive entrance to Corsair Close with the opposite property having the same set back. The properties located behind, which front onto Corsair Close are also set back from the highway. This distinct building line is set back from Corsair Close (which is a characteristic of the road), and would be infringed by the proposed extension and this too would result in development which does not pay due regard to the layout and built form of neighbouring properties. This would be out of character, would not make a

positive contribution to the street scene and would be of detriment to the visual amenities of the locality, contrary to the SPD and Policy EN1

- 6.7 As such the amended proposal with a set-back of 0.7m from the side boundary is not considered to overcome the previous reason for refusal. Therefore the design and layout of the proposal is considered to be out of character and of detriment to the locality contrary to Policy EN1 and the SPD on design.

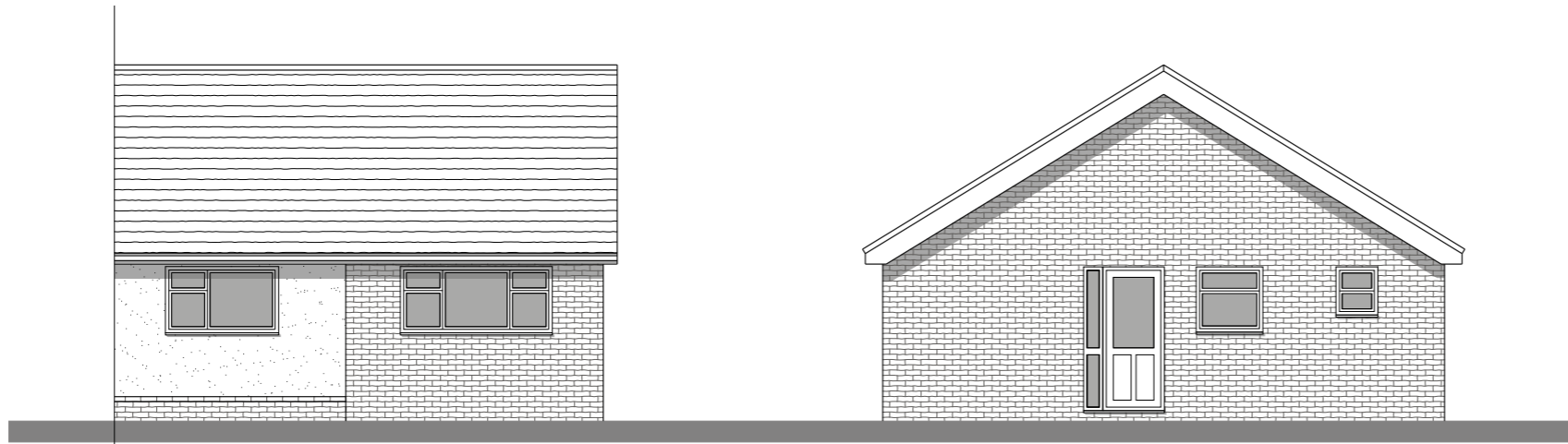
Amenity

- 6.8 Despite the design concerns, it is not considered that the proposed extension would have a significant impact on the amenity of the neighbouring properties and the proposal would have an acceptable relationship with them, given the single storey nature. As such the proposal conforms to policy EN1 in terms of the impact on the amenity of the surrounding dwellings.

7. Recommendation

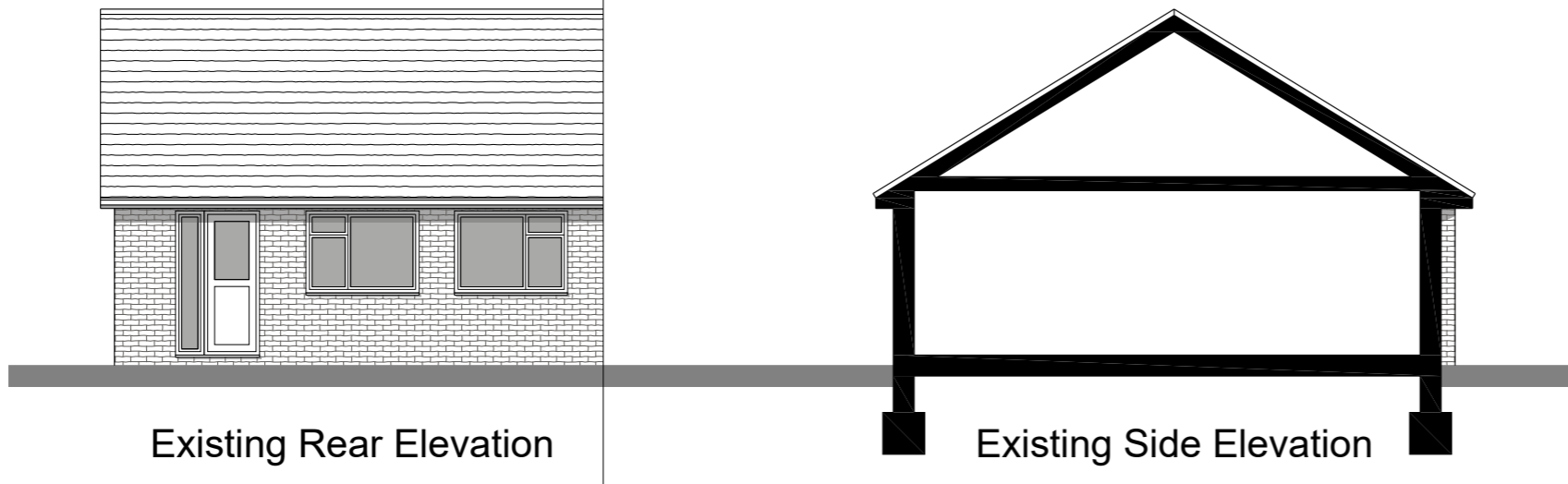
REFUSE for the following reason:-

The proposed extension, by reason of its location and scale, would overdominate 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 Supplementray Planning Document on the Design of Residential Extensions and New Residential Development.



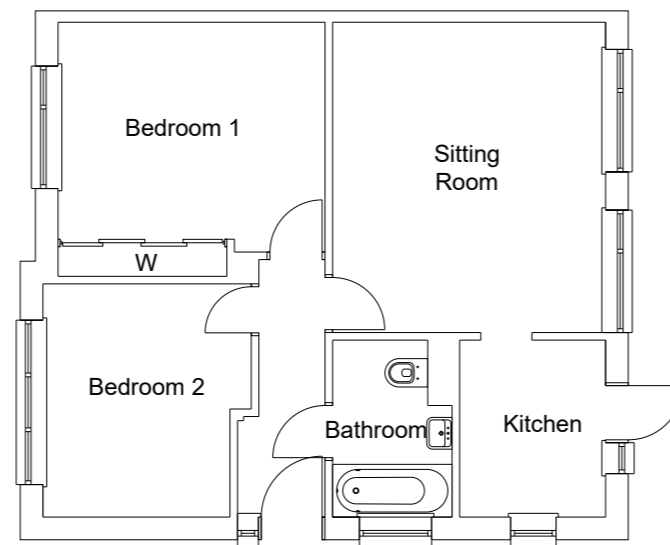
Existing Front Elevation

Existing Side Elevation



Existing Rear Elevation

Existing Side Elevation



Existing Ground Floor Plan

Rev	Date	Description

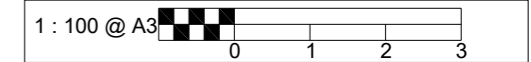


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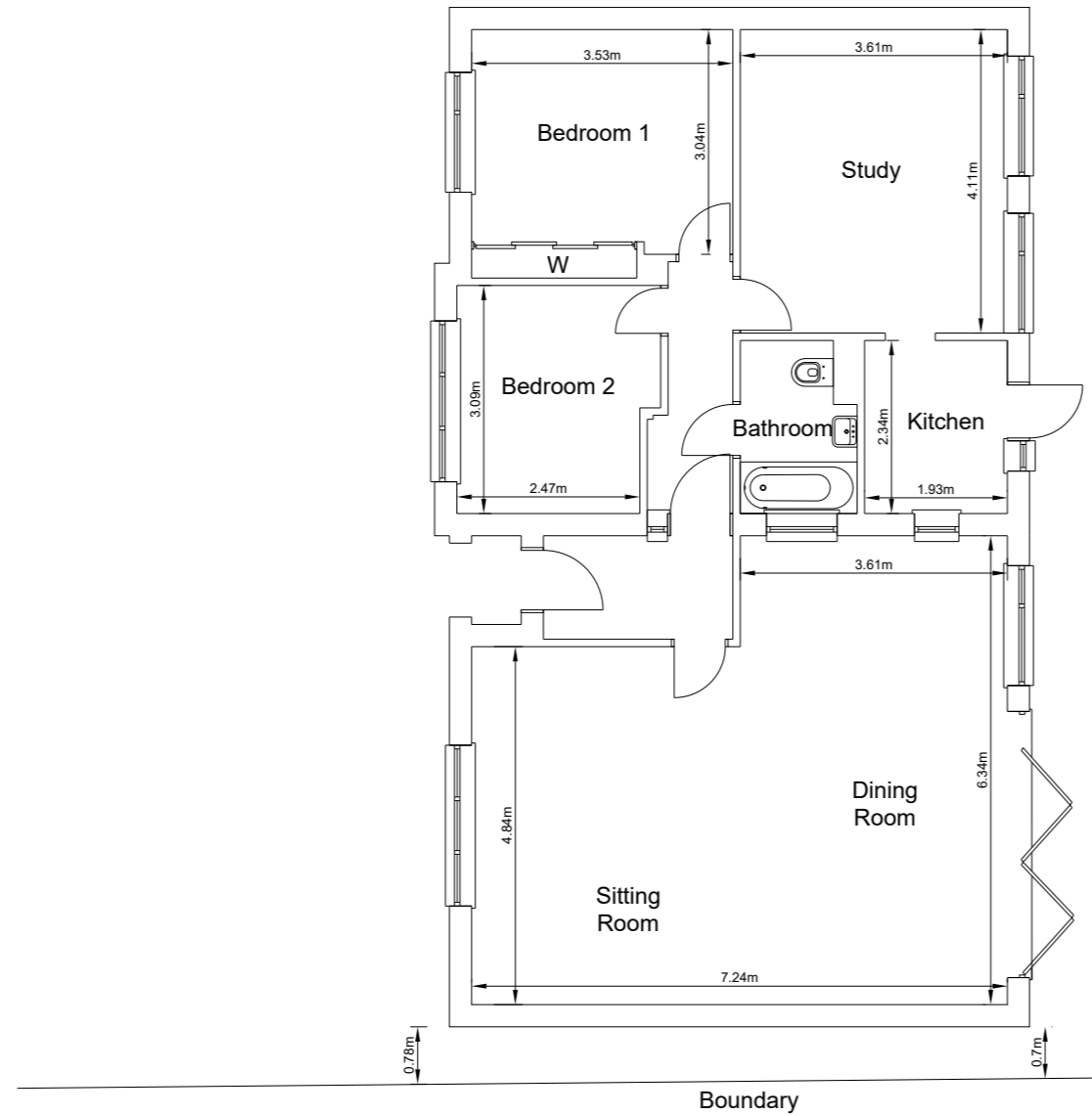
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3 Corsair Road, Stanwell

Existing Floor Plan
& Elevations



Scale 1:100 @ A3	Dwg No. FLU.445.02
Date 14.12.12	Rev
Drawn T.Millin	



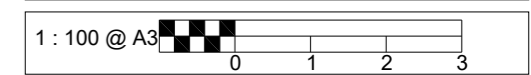
Rev	Date	Description

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3 Corsair Road, Stanwell

Proposed Floor Plan



Scale 1:100 @ A3	Dwg No. FLU.445.03
Date 14.12.12	Rev C
Drawn T.Millin	



Proposed Front Elevation

Proposed Side Elevation



Proposed Rear Elevation

Proposed Side Elevation

Rev	Date	Description

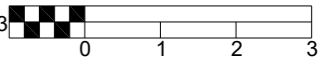


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3 Corsair Road, Stanwell

Proposed Elevations

1:100 @ A3 

Scale 1:100 @ A3	Dwg No. FLU.445.04
Date 14.12.12	Rev C
Drawn T.Millin	