



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

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Planning Committee:

10 January 2018



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

Case Officer	Drishti Patel		
Application Dates	28/11/2017	Expiry: 28/01/2018	Target: Under 8 Weeks
Executive Summary	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.		
Recommended Decision	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.

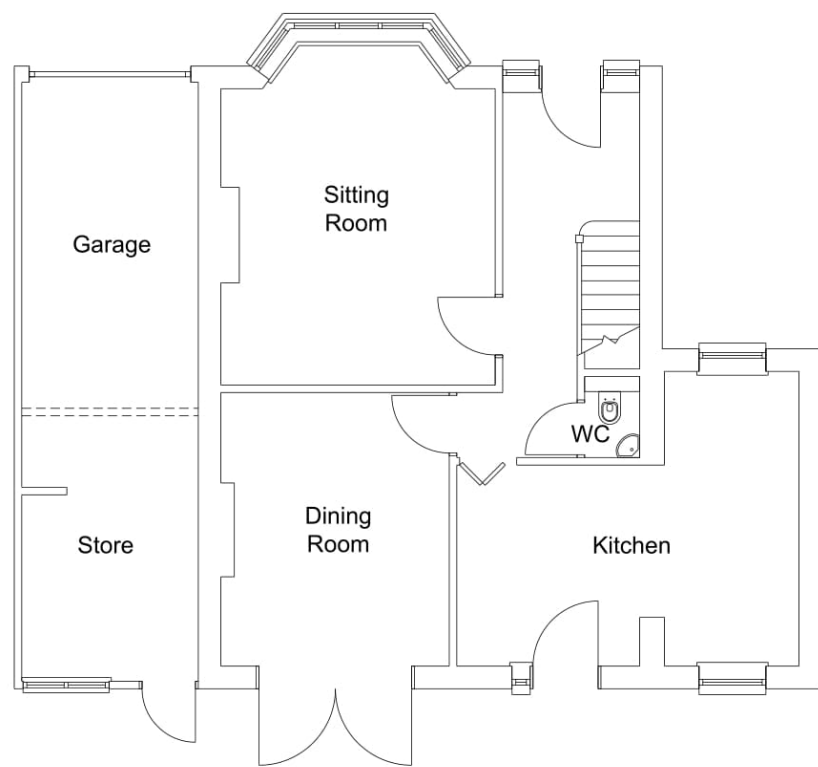
3. APPROVED PLANS (C099)

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

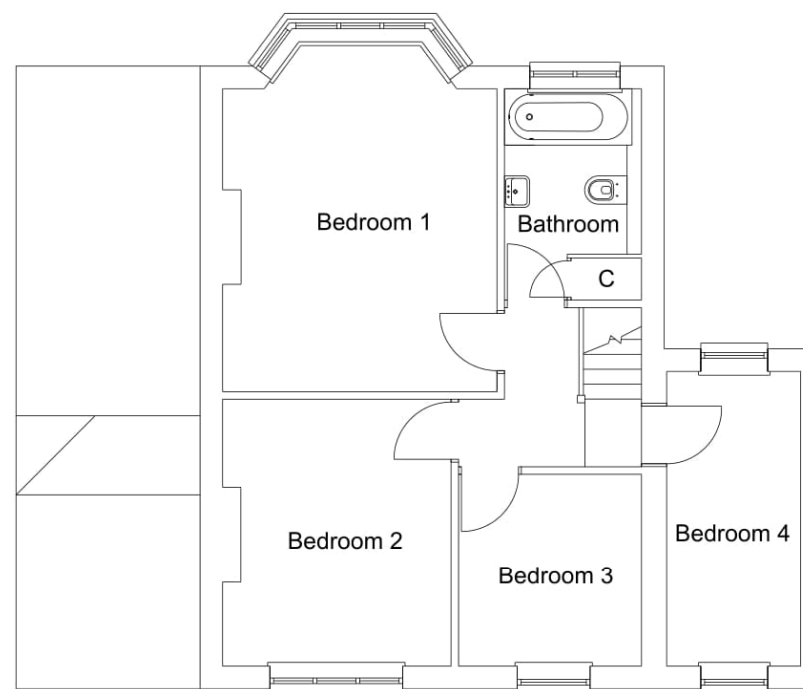
Reason: - For the avoidance of doubt and in the interest of proper planning.

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

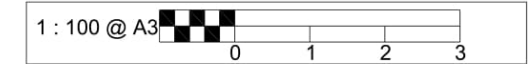
Rev	Date	Description

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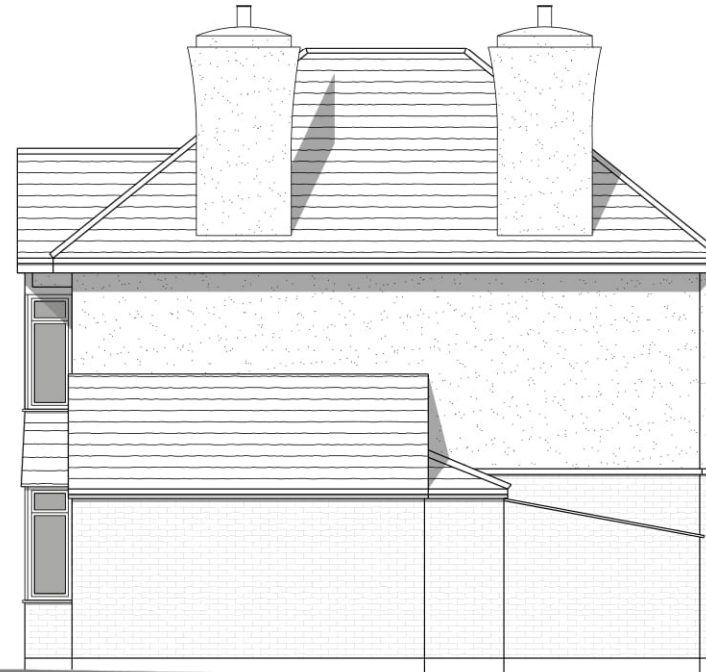
Existing Floor Plan



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Date 26.10.17	Rev
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Existing Front Elevation



Existing Side Elevation



Existing Rear Elevation



Existing Side Elevation

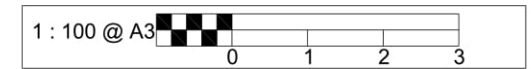
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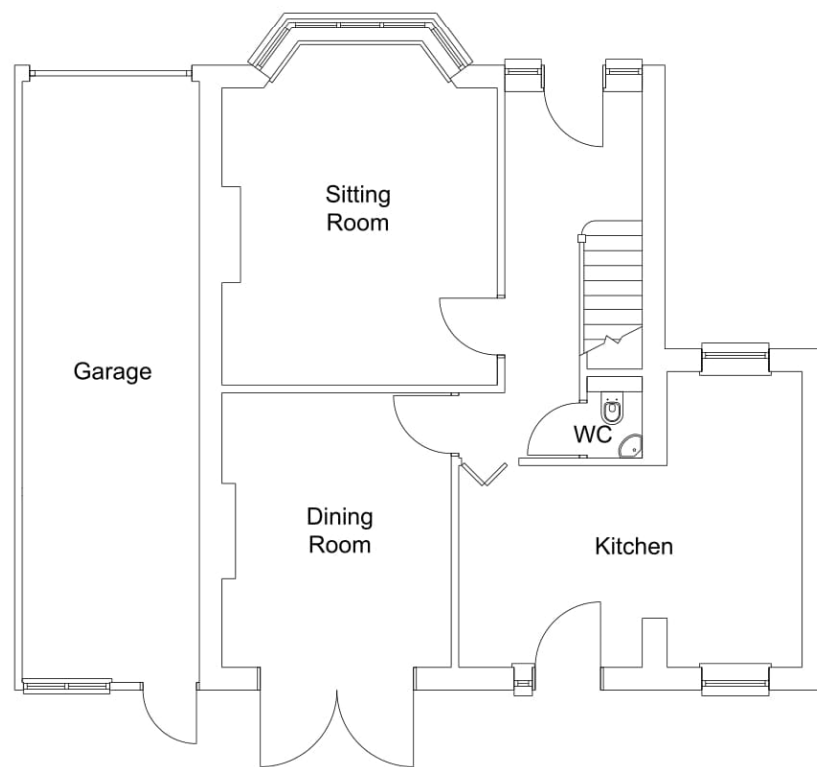
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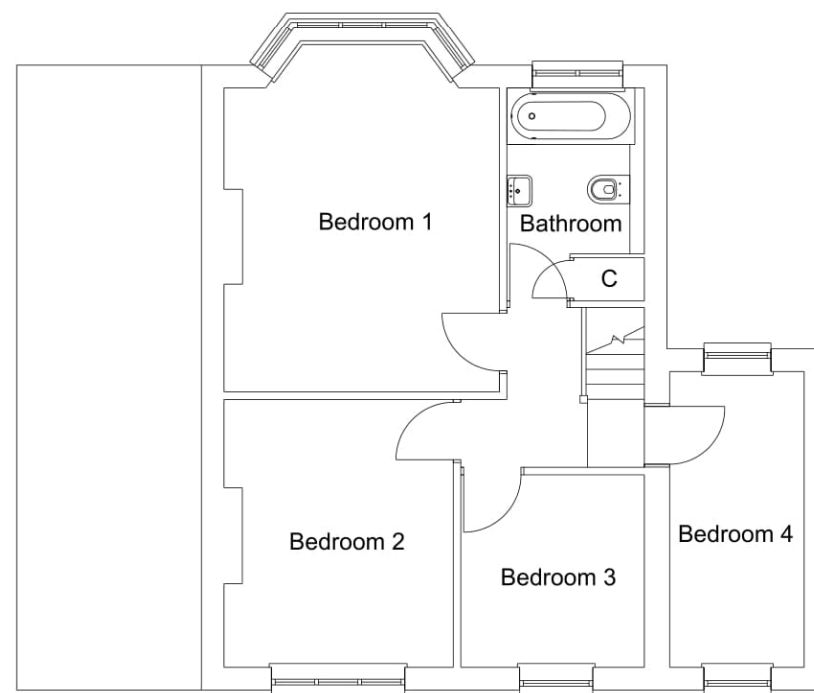
Existing Elevations



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Date 26.10.17	Rev
Drawn S.Girn	



Proposed Ground Floor Plan



Proposed First Floor Plan

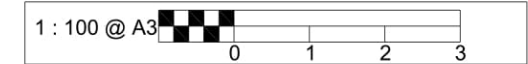
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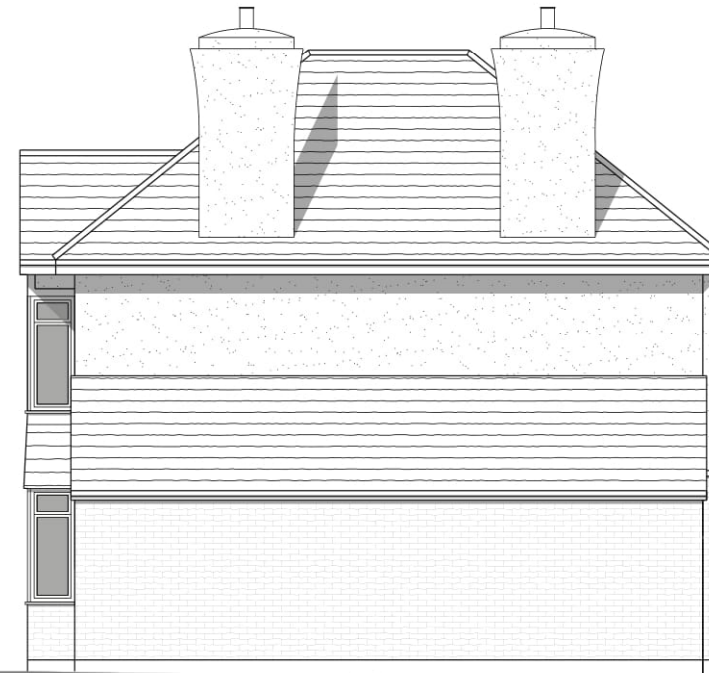
Proposed Floor Plan



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Date 26.10.17	Rev
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Proposed Front Elevation



Proposed Side Elevation



Proposed Rear Elevation



Proposed Side Elevation

Rev	Date	Description

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Proposed Elevations

1:100 @ A3 0 1 2 3

Scale 1:100 @ A3	Dwg No. FLU.609.05
Date 26.10.17	Rev
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