

# Planning Committee

29 May 2019



<b>Application No.</b>	19/00325/HOU		
<b>Site Address</b>	2 Bush Road Shepperton TW17 0HX		
<b>Applicant</b>	Mr Dan Pitts		
<b>Proposal</b>	Erection of a single storey front extension and two storey side and rear extension with incorporation of a garage.		
<b>Case Officer</b>	Vanya Popova		
<b>Ward</b>	Laleham and Shepperton Green		
<b>Called-in</b>	<p>The application has been called in by Cllr Attewell on grounds of:-</p> <ul style="list-style-type: none"><li>• the issues of overbearing and overdevelopment are considered to be detrimental to the street scene</li><li>• that the proposed development is overbearing and an overdevelopment likely to have harmful impact on the neighbours/properties as outlined in EN1, sub paragraph b of the Boroughs Core Strategy and Policies Development Plan.</li></ul>		
<b>Application Dates</b>	Valid: 07.03.2019	Expiry: 02.05.2019	Target: Extension of time agreed.
<b>Executive Summary</b>	<p>The application site is located within a residential area with a predominance of two storey semi-detached properties designed with varying detailing and materials. A number of dwellings contain two storey and single storey extensions along Bush Road and the adjacent roads.</p> <p>This revised scheme, is submitted following planning application 18/01612/HOU which was refused planning permission in January this year for two reasons. These related to the adverse impact on the street scene and surrounding area and adverse impact on neighbouring properties in terms of overbearing impact, loss of light and privacy.</p> <p>The revised design of the current application would have an acceptable impact upon the character of the area and when viewed from the street scene and satisfactorily addresses the first reason for refusal.</p> <p>It is also considered that the revised application overcomes previous concerns relating to the impact on surrounding dwellings. The current proposal has removed the clear glazed first floor bedroom window on the northern flank elevation which previously looked directly into the neighbouring property's rear garden. The revised two storey rear development is now set away from the adjoining dwelling no.4 Bush Road and would respect the Council's 45° vertical and horizontal guide measured from the nearest neighbouring ground floor habitable room (from the bi-folded doors). In addition, the proposed first floor clear glazed</p>		

	<p>window which looked directly into no.4 Briar Road has now been replaced with a high level window. It is considered that the revised proposal would have an acceptable impact upon the residential amenity of adjoining properties in terms of privacy, daylight or sunlight, and outlook.</p> <p>It is considered that the proposed scheme would have an acceptable impact upon the parking provision.</p>
<b>Recommended Decision</b>	This planning application is recommended for approval subject to conditions set out at Paragraph 8 of the Report.

## 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)
  - CC3 (Parking Provision)
- 1.2 Also relevant is the National Planning Policy Framework (NPPF) 2019 and the Council's Supplementary Planning Document on the Design of Residential Extensions and New Residential Development, 2011.

### 2. Relevant Planning History

- 2.1 The site has the following planning history:

18/01612/HOU	Erection of a single storey front extension and two storey side and rear extension with incorporation of a garage.	Refused 23.01.2019
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### 3. Description of Current Proposal

- 3.1 The application site relates to a two storey semi-detached dwelling situated on the western side of Bush Road in Shepperton. The site contains a front curtilage which has been laid out with hardstanding in order to facilitate off-street parking. The northern flank elevation of the property is in a prominent location as it backs onto the rear gardens of the adjacent properties, no 2 and 4 Briar Road. It is relevant to note that an outbuilding has been erected in the rear of garden, which is not part of the current proposal. It has a maximum height of 2.5 metres and as such is permitted development and does not require planning permission.
- 3.2 The street scene surrounding the site is residential in character containing two storey and chalet-style semi-detached properties some of which have been previously extended, including two storey and single storey

developments. The area is relatively specious in terms of plot layout and there is not a particular building pattern.

3.3 A recent planning application on this site (ref. 18/01612/HOU) for the erection of a two storey side and rear extension and the erection of single storey front extension, was refused permission earlier this year due to concerns over the design and impact on the character of the area as well as the adverse impact on residential amenity. This refused scheme proposed a two storey rear development which extended the full width of the plot, measuring 3.5 metres in depth, with a similar height to the original house. The first floor side element was set in 0.3 metres from the northern boundary with the first floor over-hanging the ground floor and was set back 0.5 metres from the front elevation. The scheme was refused on the following grounds:

- The two storey side element, by reason of its position and proposed design would have a detrimental impact on the visual amenities and would not respect the design of the original building.
- The proposed two storey rear element would be unduly dominant and over-bearing, and would have an unacceptable impact on the amenity on the adjoining paired property (no. 4 Bush Road) as the Council's 45 degree vertical and horizontal guidance would be breached. In addition, it was considered that the proposed first floor bedroom window on the northern flank elevation would cause over-looking and loss of privacy issues to the neighbouring properties.

3.4 The revised scheme comprises the erection of a single storey front extension and two storey side/rear extension with a single storey rear element. The proposal will also incorporate a garage.

3.5 The proposed plans show that the amended two storey side development has been reduced in width to 2.95 metres instead of 3.69 metres which was previously proposed and would be set in 1 metre from the northern boundary compared with 0.3 metres. The revised two storey rear element of the scheme would extend 2.5 metres from the original rear wall of the house and would be set in by 1.72 metres from the boundary with no 4 Bush Road. The overall height of the proposed gable end feature has been reduced from 8 metres to 7.2 metres. The two storey extensions would have the same eaves height as the existing house and would incorporate a dual pitched roof instead of previously proposed mansard style roof with large area of flat roof.

3.6 Copies of the site location plan, existing site layout, floor and elevation plans are provided as Appendix 1.

#### 4. Consultations

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

Consultee	Comment
County Highway Authority	No objections. There are no highway requirements.

<b>Environmental Health</b>	No objection. Recommends informatives are attached to the decision notice.
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## 5. Public Consultation

5.1 A total of six letters of notification were sent out to neighbouring and adjoining properties. The Council has received three letters of objection regarding the proposal raising the following comments/concerns:

- The latest drawings do show some improvement compared with the refused scheme
- The proposed materials would not pay respect to the surrounding buildings and the existing property itself and would have an adverse impact on the visual amenities
- Soil was removed around the boundary fence (*Note:- this is not a planning consideration*)
- The proposal would not make a positive contribution to the street scene and would cause an unbalanced impact upon the character of the area
- The outbuilding should be removed (*Officer's note:- the recently built outbuilding at the rear of garden does not require planning permission*)
- The use of the outbuilding should be monitored by the Council
- The two storey rear development would cause a significant adverse impact upon no 4 Bush Road
- Over-development
- Extensions are not subordinate
- Over-bearing
- Loss of privacy
- Loss of light
- Outlook when viewed from the neighbouring properties and street scene
- Officer's report on previous proposal was incorrect in terms of the single storey front extension. (*Officer note: The report was factually correct. Also the current proposal extends 0.25m further forward than the refused scheme.*)
- The site is situated on a prominent location and as such the northern flank elevation is particularly visible and would have further impact upon the visual amenities
- Out of proportion with the host dwelling

## 6. Planning Issues

- Design and appearance
- Impact on neighbouring properties
- Parking provision

## **7. Planning Considerations**

### Design and appearance

- 7.1 Policy EN1 of the Core Strategy and Policies Development Plan Document, 2009 requires a high standard in the design and layout of new development. It states under a) that proposals for new development should demonstrate that they will create buildings and places that are attractive with their own distinct identity. Additionally, 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. The Council's Supplementary Planning Document on the Design of Residential Extensions and New Residential Development, 2011 (Design SPD), states that SPD, front and side proposals in particular should respect the character of the host building and moreover the extensions should be in proportion with the host building without exceeding two thirds of the width of the host building. In addition, the quality of the design of rear extensions is also important as they are visible from neighbouring properties. The detailed design and use of materials play a crucial role for schemes to be acceptable.
- 7.2 Bush Road contains semi-detached properties with varying styles and detailing including the use of materials. The chalet style buildings contain flat roofed dormers located in the middle of the front elevation and some are particularly visible from adjoining roads. The two storey buildings have a character with gable end elements and cross gabled pitched roofs extending to the side. As previously mentioned, some of the neighbouring two storey buildings have been extended with single storey and two storey additions or part single part two storey developments within Bush Road and the adjacent roads. As such, the principle of single storey and two storey developments is not out of character within the locality.
- 7.3 The revised two-storey side element would be set in 1 metre from the northern boundary. There are no adjacent properties on the same building line to the north, the extension would be adjacent to the rear gardens of 2 and 4 Briar Road and it is considered that the proposed side extension would not adversely impact on the visual gap or create a terracing effect. The proposed first floor side element would set back 0.65 metres from the front elevation and this is considered acceptable. The proposed extension would be set down from the ridge of the original house and would have a hipped design, incorporating a dual pitched roof across the side elevation instead of the previously proposed large area of flat roof. The scale of the revised development has been reduced and the proposed extension would set down from the ridge of the house. The revised plans show that the proposed materials would match the existing building.
- 7.4 Whilst it is noted that the proposed single storey front extension would extend 1.25 metres beyond the front elevation of the house instead of 1m which was previously proposed, it is considered that the impact would be acceptable and would not detract from the street scene.

- 7.5 It is considered that the proposed design and appearance would be in keeping with the character of the surrounding area and complies with the requirements of Policy EN1 (a) and the Design SPD.

#### Impact on neighbouring properties

- 7.6 Policy EN1 (b) of the Core Strategy and Policies (CS & P DPD) states that proposals should demonstrate that they will 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. It is relevant to note that the Council's Design SPD recognises that most developments will have some impact on neighbours. However, it has to be demonstrated that the amenity of adjoining neighbours is not significantly harmed. The Design SPD refers to the 45° horizontal or vertical guides measured from the ground floor windows of the adjoining dwelling/s. The purpose of this guide is to ensure that the proposal would not cause loss of light to windows of habitable rooms of adjoining properties.
- 7.7 The revised scheme has removed the clear glazed first floor bedroom window on the northern flank elevation which previously looked directly into the neighbouring property's rear garden. The proposed elevation plan shows two high level windows in this elevation which would be set above 1.745 metres internal floor level. This is acceptable and overcomes the previous objection relating to loss of privacy. In addition, a condition has been recommended to ensure no further first floor opening on the northern or southern flank elevations of the extension(s) can be created with the permission of the Local Planning Authority.
- 7.8 The Design SPD sets out minimum distances between properties to preserve privacy and outlook. The back to back distance from the rear element of the proposal with properties no 45 and 47 Rosewood Drive is approximately 33 metres, which meets the Council's minimum required back to back distance of 21 metres. The existing house has windows to a bedroom and bathroom in the rear elevation and this situation would not change. The side to back distance from the proposed two storey side development to the rear elevations of nos 2 and 4 Briar Road's would be 17 metres which exceeds the Council's minimum side to back separation distance of 13.5 metres.
- 7.9 The revised first floor element of the two storey rear development would be set in approximately 1.72 metres from the boundary with no 4 Bush Road and the depth has been reduced from 3.5 metres to 2.5 metres measured from the original rear wall of the house. In addition, the ridge height of the proposed two storey extension is less than its existing house. The revised proposals now comply with the Council's 45 vertical and horizontal guide measured from the nearest neighbouring ground floor habitable room (from the bi-folded doors). In addition, the proposed single storey rear element would incorporate a mono-pitched roof which would slope down nearest to the boundary with no 4 Bush Road and would measure approximately 2.5 metres to the eaves. It is also relevant to note that proposed plans show that the single storey rear element would set in from the boundary and as such would prevent any over-hanging gutters.

- 7.10 Therefore, the revised proposal is considered to have an acceptable impact upon amenity of neighbouring and adjoining properties.

#### Parking provision

- 7.11 It is considered that the proposed scheme would have an acceptable impact on the parking provision. The site has recently extended its existing driveway to the front in order to accommodate additional off-street parking. In addition, the scheme proposes the incorporation of a garage. Surrey County Council, in its role as highway authority, has no objection to the proposals.

#### **Other matters**

- 7.12 The letters of objection raised concerns regarding the recently constructed single storey detached outbuilding at very rear of the site's curtilage. However, this is permitted development and planning permission is not required for the structure.

### **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 Country Planning Act, 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

2. The development hereby permitted shall be carried out in accordance with the following approved plans DP3123/1, DP3123/1b, DP3123/2, DP3123/3, 3123/4, DP3123/5 and DP3123/6 Received on 18.04.2019.

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

3. The development hereby permitted must be carried out in facing materials to match those of the existing building including the paired building in colour and texture as shown drawings no DP3123/6 and DP3123/4 Received on 18.04.2019.

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

4. That no further openings of any kind shall be formed on the northern and southern flank elevation(s) of the development hereby permitted without the prior written consent of the Local Planning Authority.

Reason:-.To safeguard the privacy of the adjoining property in the accordance with policies SP6 and EN1 of the Spelthorne Borough Core Strategy and Policies Development Plan Document 2009.

#### **INFORMATIVES TO APPLICANT**

1. The applicant's attention is drawn to the requirements of the Party Wall etc. Act 1996 in relation to work close to a neighbour's building/boundary.
2. This development is situated within 250 metres of a current or historic landfill site or gravel pit. A gas impermeable membrane should be incorporated within

the structure along with a ventilated sub floor area. Any services entering/leaving the structure should be located above the gas impermeable membrane or alternatively, adequate seals will need to be provided if the membrane is to be breached. The details of the gas impermeable membrane and with particular attention to the joins with any existing structure and seals around any services, plus details of the sub-floor ventilation should be submitted to the Local Planning Authority for approval prior to the works being carried out.

The applicant is advised to contact Spelthorne's Pollution Control team on 01784 446251 for further advice and information before any work commences.

3. The applicant is advised that the site to which this planning permission relates is located on or near land that may contain harmful substances. Under Part C of the Building Regulations you will be required to consider this when designing the foundations of the development.

The applicant is advised to contact Spelthorne's Pollution Control team on 01784 446251 for further advice and information before any work commences.