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**16/01593/HOU**  
**19 Clifford Grove, Ashford, TW15 2JS**

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# Planning Committee

16 November 2016



<b>Application No.</b>	16/01593/HOU		
<b>Site Address</b>	19 Clifford Grove, Ashford TW15 2JS		
<b>Proposal</b>	Erection of an outbuilding (retrospective) As shown on drawing no.: CG/19/04 received 21 September 2016		
<b>Applicant</b>	Mr S. Betteridge		
<b>Ward</b>	Ashford East		
<b>Call in details</b>	The application has been called in by Cllr Mitchell due to concerns of local residents over the impact on the character of the area and amenity of neighbouring properties		
<b>Case Officer</b>	Siri Thafvelin		
<b>Application Dates</b>	Valid: 22.09.2016	Expiry: 17.11.2016	Target: Under 8 weeks
<b>Executive Summary</b>	<p>This application seeks retrospective planning permission for the erection of an outbuilding which is situated in the north-western corner of the rear garden of 19 Clifford Grove. The outbuilding measures 5.608m in width and 4.108m in depth. It has a dual pitched roof with a ridge height of 3.6m and a height of 2.3m to the eaves. The outbuilding is situated 0.15m from the boundary with 21 Clifford Grove to the northeast and 1.3m from the rear boundary with 56 Parkland Grove to the northwest. Planning permission is required as the outbuilding exceeds the height allowed for an outbuilding situated within 2m from the boundary which may be built under 'permitted development'. The outbuilding is situated a minimum of 16m from the nearest dwellinghouse and is considered to have an acceptable impact on the amenity of adjoining residential properties and the character of the area.</p> <p>The proposal complies with Policy EN1 (Design of New Development) of the Spelthorne Borough Core Strategy and Policies DPD (2009).</p>		
<b>Recommended Decision</b>	The 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

16/00225/HOU	Erection of a first floor extension with a two storey side and front extension, a new roof with four rear dormers and four rooflights in the front elevation to convert the chalet style dwelling to a two storey house.	Application Refused 04.05.2016
16/01293/HOU	Erection of a first floor extension with part single storey, part two storey front and side extensions with a new roof over to convert the existing chalet style dwelling to a two storey house with accommodation in the roofspace.	Application Granted Conditionally 29.09.2016

### 3. Description of Current Proposal

- 3.1 This application site is located on the western side of Clifford Grove and is currently occupied by a detached single storey dwelling. The area is characterised by Edwardian-style two storey houses with gable features and mock Tudor boarding.
- 3.2 This application seeks planning permission for an outbuilding that has been constructed in the rear garden of the property. The outbuilding measures 5.608m in width and 4.108m in depth and is situated in the north-western corner of the site, 0.15m from the boundary to 21 Clifford Grove to the north and 1.3m from the boundary to 56 Parkland Grove to the west. It has a dual pitched roof with a ridge height of 3.6m and a height of 2.3m to the eaves and a gable feature over the French doors in the south elevation. The outbuilding has windows in the northwest (side), southwest (front), and southeast (side) elevations and a small area of hard surfacing along the south elevation.
- 3.3 Two applications were made earlier this year (16/00225/HOU and 16/01293/HOU) to extend the bungalow into a two storey house. In the letters of representation received for these two applications reference was made to an outbuilding which had been erected in the rear garden of 19 Clifford Grove. After the case officer visited the site on 27 April 2016, the applicant was notified that planning permission was required for the outbuilding as it exceeded the height requirements of 'permitted development' under Class E, Part 1, Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015 for an outbuilding situated within 2m of the property boundary.

3.4 Copies of the proposed plans and elevations are provided as an Appendix.

#### **4. Consultations**

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

Consultee	Comment
Environmental Health	No comments

#### **5. Public Consultation**

5.1 24 letters of notification were sent out to neighbouring properties. At the time of writing 9 letters of representation had been received from 8 separate addresses. The following concerns have been raised:

- The outbuilding is/can be used as a dwelling or office
- Back-fill development contrary to planning policy
- The height of the outbuilding is too great for its proximity to the boundaries
- Out of character
- Out of proportion
- Parking problems and noise
- There are inaccuracies on the planning application form on the start and completion dates
- Overlooking neighbouring properties
- Is in contravention to covenants on the site (officer's comment: this is not a planning matter).

#### **6. Planning Issues**

- Design and appearance
- Impact on neighbouring properties

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

##### Design and appearance

7.1 Policy EN1(a) of the Core Strategy & Policies DPD (CS & P DPD) states that the Council will require a high standard in the 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 and pay due regard to the scale, height, proportions, building lines, layout, materials and other characteristics of adjoining buildings and land.

7.2 The outbuilding is constructed from log timber with a felt covered dual pitched roof with a lower gable feature in the south elevation. It has windows in the front and side elevations and a small paved sitting out area along the south elevation. The outbuilding is situated in the north-west corner of the site, approx. 32m from Clifford Grove and while the top of the outbuilding can be seen from the road, views are largely screened by the existing bungalow and

garden fence.

- 7.3 It is considered that the outbuilding complies with the requirements of Policy EN1 and that it is in keeping with the character of the area. It is modest in size and in proportion with the plot. The internal floor space, measuring 5.25m by 3.8m is not an unusual size for an outbuilding and is not subdivided into rooms. The outbuilding is made from wood with an attractive pitched roof and has all the characteristics of an outbuilding. It is therefore considered in proportion and in keeping with the character of the area.

#### Impact on adjoining properties

- 7.4 Policy EN1(b) of the Core Strategy & Policies DPD (CS & P DPD) states that the Council will require proposals for new development to 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.
- 7.5 The outbuilding is situated 0.15m from the boundary to 21 Clifford Grove, 1.3m from the boundary to 56 Parkland Grove and 13.5m from the boundary to 17 Clifford Grove. The nearest dwellinghouses to the northeast are Glencoe, Droxford and no. 1 Parkland Grove, situated approx. 30m from the rear of the outbuilding, the nearest dwellinghouses to the southwest are 56 and 58 Parkland Grove situated approx. 26-28m from the outbuilding. The outbuilding is situated approx. 16m from the dwellinghouse at 21 Clifford Grove to the east and approx. 24m from 17 Clifford Grove to the southeast.
- 7.6 Third party representatives have raised concern that the height of the outbuilding and its proximity to the boundaries which will have an overbearing impact and overlook neighbouring properties. Whilst the development exceeds the height allowed under permitted development for outbuildings situated within 2m of the boundary, it is not considered to have any adverse impact on the amenity of neighbouring properties. It is situated at the far end of the rear garden and, as mentioned above, is located a substantial distance away from the neighbouring dwellinghouses. Due to its relatively low eaves height (2.3m) it will be largely screened from outside the site by the existing boundary fencing. The proposal is therefore considered to comply with the requirements of Policy EN1 of the S & P DPD. It is also worth noting that an outbuilding of the same footprint and window design, but with a lower roof, could have been constructed on the same site without planning permission and given the distance to the nearest residential properties it is therefore not considered that refusal can be justified on amenity grounds.
- 7.7 Whilst the impact on the amenity of neighbouring properties is acceptable, it is recognised that a number of third party representations have raised concerns about the future use of the building and that it may be used for living accommodation. In view of this it is considered appropriate to impose a condition to prevent it being used for living accommodation in the future.

#### Conclusion

- 7.13 It is considered that the design and style of the outbuilding is acceptable and after careful consideration it is not considered that it would result in any

significant adverse impacts upon the residential amenity of adjoining properties. Accordingly, the application is recommended for approval.

## **8. Recommendation**

8.1 GRANT subject to the following conditions:-

1. That the outbuilding hereby permitted be used only for purposes incidental to the enjoyment of the dwellinghouse and shall not be used for any form of primary living accommodation.

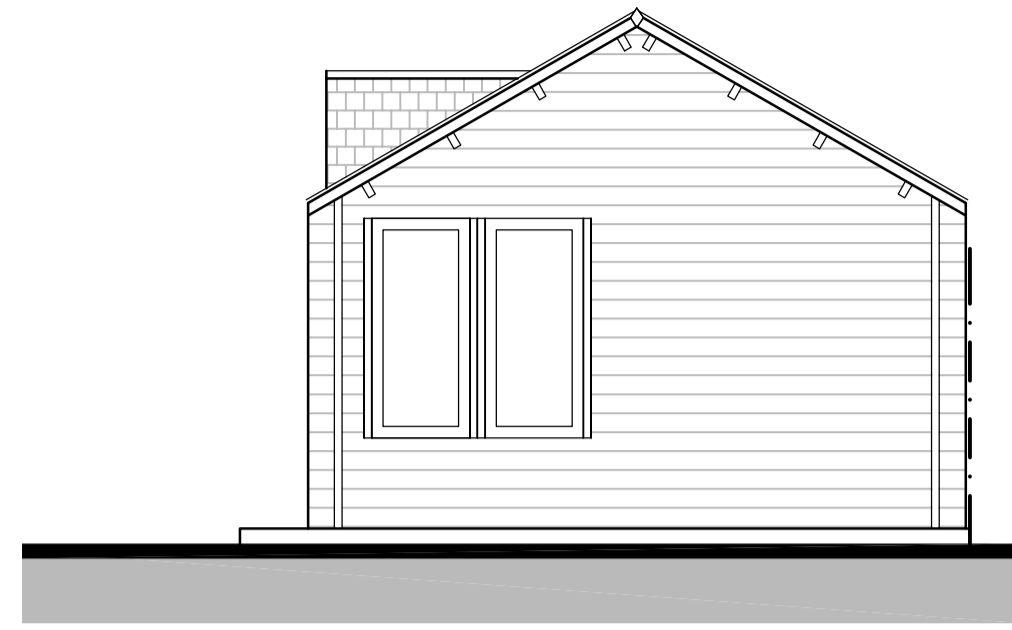
Reason:- To safeguard the amenity of the surrounding dwellings and the character of the locality.

2. The outbuilding hereby approved shall be maintained in accordance with approved drawing CG/19/04 received 21 September 2016.

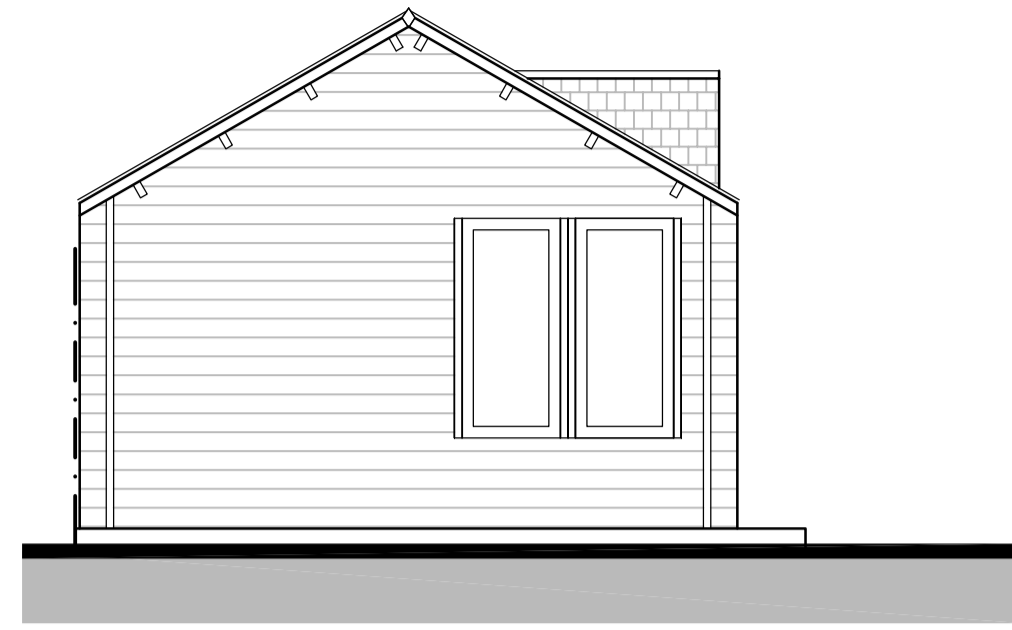
Reason:- For the avoidance of doubt and in the interest of proper planning.

### Informatives

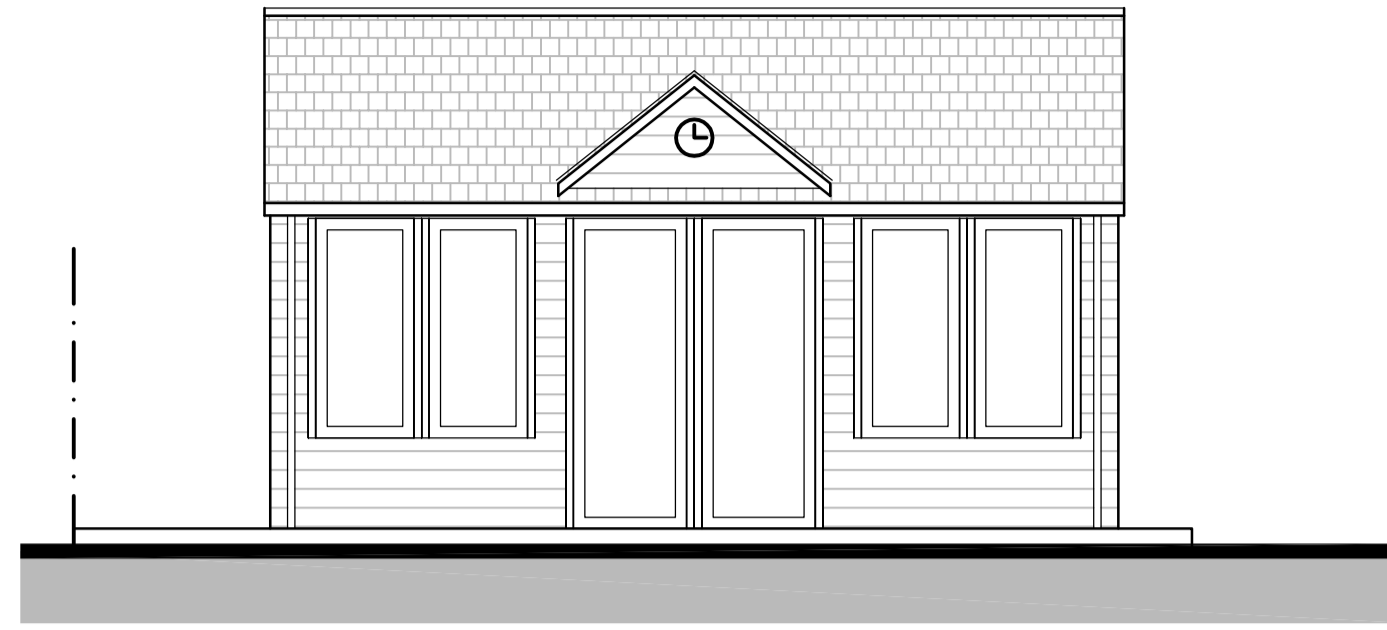
1. In assessing this application, officers have worked with the applicant in a positive and proactive manner consistent with the requirements of paragraphs 186-187 of the NPPF. This included the following:-
  - a) Provided feedback through the validation process including information on the website, to correct identified problems to ensure that the application was correct and could be registered;
  - b) Have proactively communicated with the applicant through the process to advise progress, timescales or recommendation.



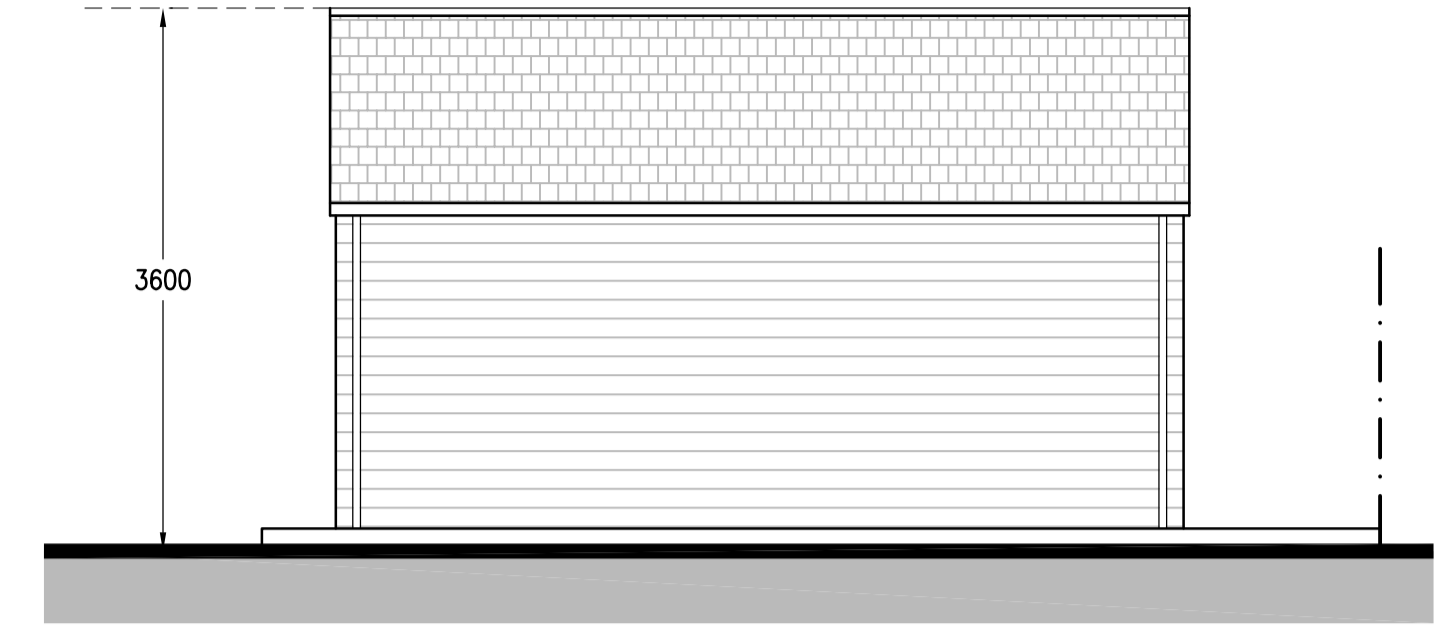
PROPOSED SIDE ELEVATION



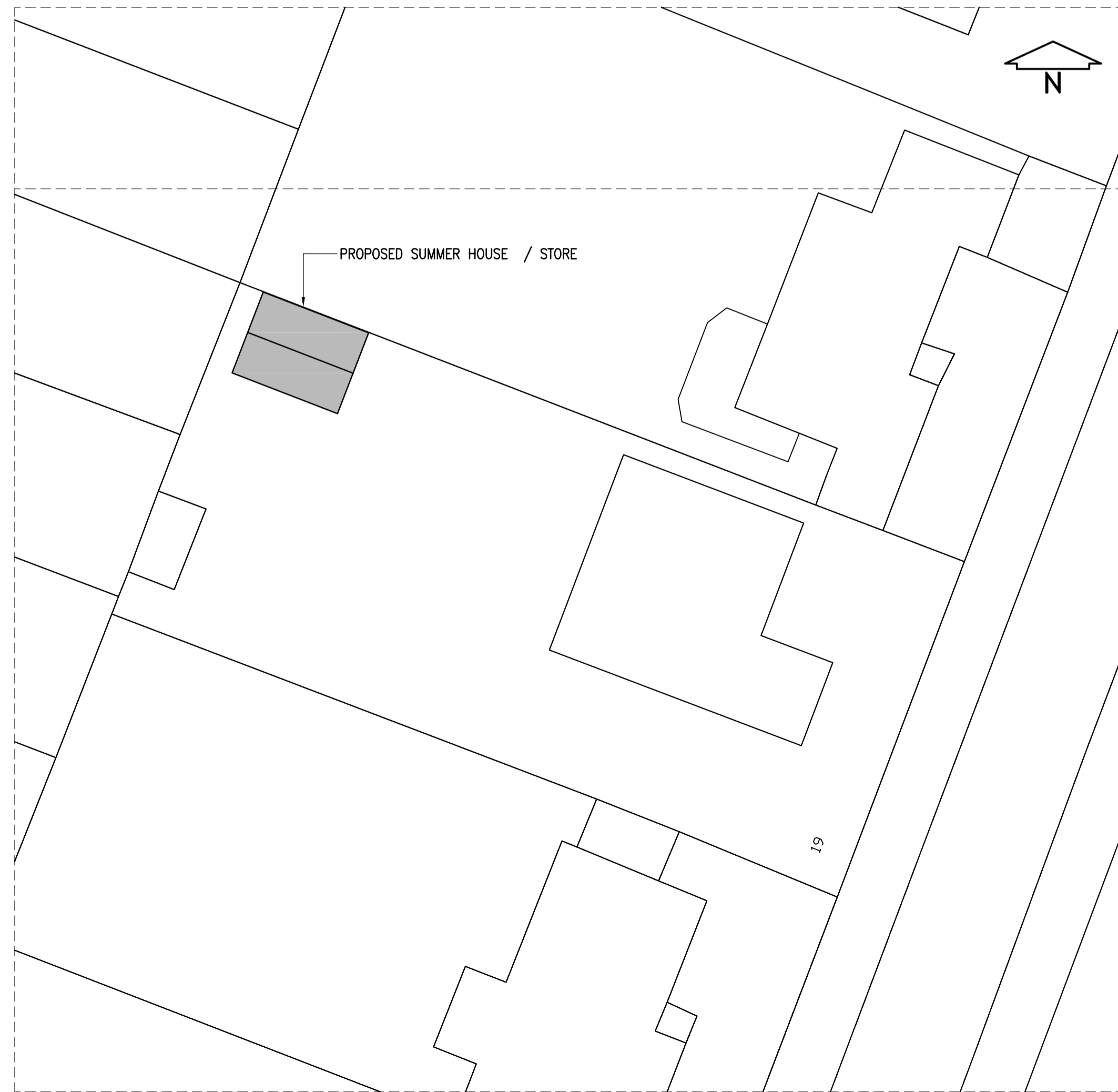
PROPOSED SIDE ELEVATION



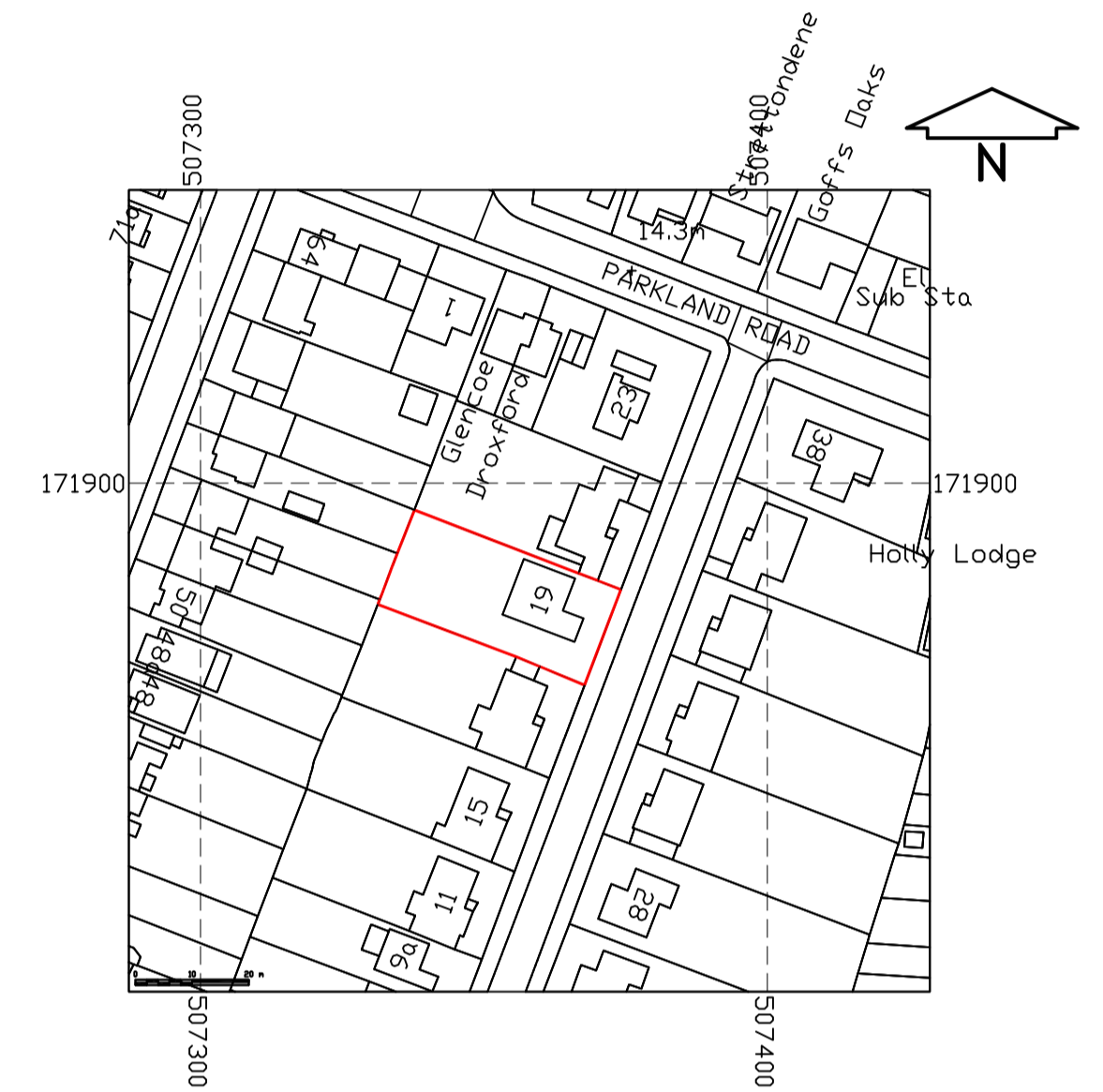
PROPOSED FRONT ELEVATION



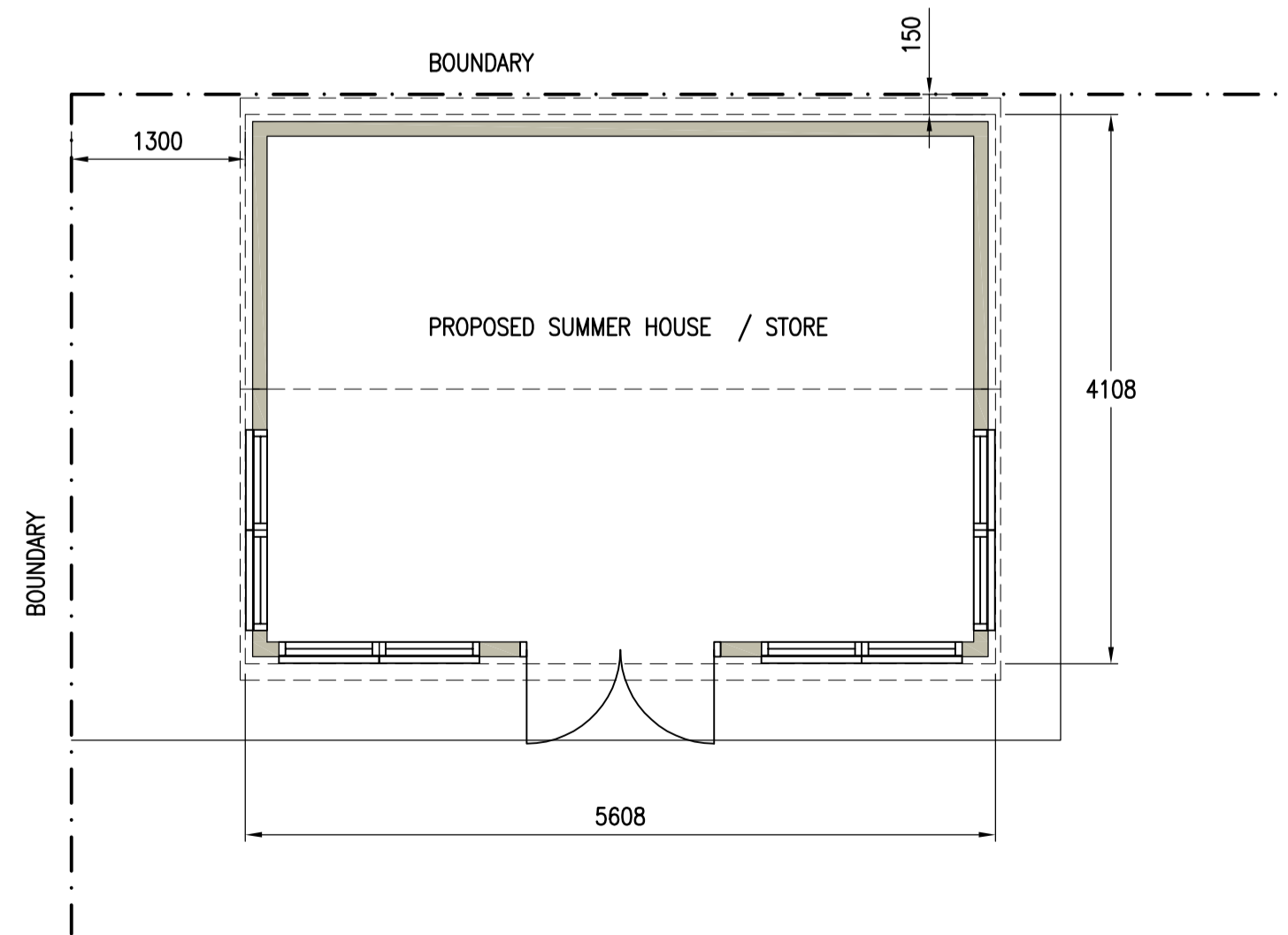
PROPOSED REAR ELEVATION



PROPOSED SITE PLAN 1:200



LOCATION PLAN 1:1250  
(Streetwise licence No. 100047474)



PROPOSED FLOOR PLAN

**ajt design services ltd**  
9 queensway, sunbury-on-thames,  
middlesex. TW16 6HA

**AJT DESIGN**

t: 01932 782943  
m: 07973 419204  
e: info@ajt-design.co.uk  
www: [ajt-design.co.uk](http://ajt-design.co.uk)

**PLANNING ISSUE**

Address  
19 CLIFFORD GROVE,  
ASHFORD,  
MIDDLESEX.  
TW15 2JS

Title  
PROPOSED OUTBUILDING

Drg. No. **CG/19/04** Revision:  
Scale : 1:50, 1:100 & 1:1250 @ A1 Date: FEB. '16



