





**16/01934/HOU**  
**Ambleside, Penton Hall Drive,**  
**Staines-upon-Thames, TW18 2HP**

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**SPELTHORNE**  
MEANS BUSINESS

## Planning Committee

08 February 2017



<b>Application No:</b>	<b>16/01934/HOU</b>		
<b>Site Address:</b>	Ambleside, Penton Hall Drive, Staines-upon-Thames, TW18 2HP		
<b>Proposal:</b>	Conversion of loft to form habitable space including a hip-to-gable alteration, the raising of the ridge height, the installation of two dormers within the front elevation, three dormers within the rear elevation, a new bay window, and re-cladding of existing building in new brick work to replace existing outer brickwork.		
<b>Applicant:</b>	Mr Freddie Gale		
<b>Ward:</b>	<b>Riverside and Laleham</b>		
<b>Call in details:</b>	The application has been called in by Councillor Edgington due to concerns over density, overlooking and design		
<b>Case Officer:</b>	Matthew Churchill		
<b>Application Dates:</b>	Valid: 18.11.2015	Expiry: 13.01.2017	Target: Over 8 weeks
<b>Executive Summary:</b>	<p>The application is seeking loft alterations, which would create habitable space in the roof form, including a hip-to-gable alteration over the eastern and western elevations of the dwelling, the raising of the ridge height, and the installation of two dormer windows within the front elevation and three dormer windows within the rear elevation. The application also seeks permission for a new bay window at ground floor level, and the replacement of the existing outer brickwork, which would be replaced by brick matching the colour of the existing.</p> <p>The proposal complies with Policy EN1 (Design of New Development) of the Spelthorne Borough Core Strategy and Policies DPD (2009) and the guidance contained in Council's Supplementary Planning Document on the Design of Residential Extensions and New Residential Development (2011), and would have an acceptable</p>		

	relationship with the surrounding residential properties, despite the objections raised against the scheme primarily on the grounds of the impact upon residential amenity.
<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)
- CC3 Parking Provision

1.2 Also relevant is the Council's Supplementary Planning Document (SPD) on the Design of Residential Extensions and New Residential Development, 2011

### 2. Relevant Planning History

STAINES/FUL/P15144	Erection of a single-storey rear extension to provide a Dining Room.	Grant Conditional 02.10.1972
16/01396/PDH	Prior approval notification for a single storey rear extension measuring 6.1 metres deep with a maximum height of 2.9 metres and a height of 2.7 metres to the eaves.	Prior Approval not required 22.09.2016
16/01397/HOU	Conversion of loft to form habitable space including a hip-to-gable alteration, the installation of two dormer windows within the front elevation, and three dormer windows within the rear elevation	Withdrawn

### Description of Current Proposal

2.1 The application site is occupied by a single storey detached bungalow, situated on the northern side of a residential cul-de-sac within Penton Hall Drive. The surrounding locality is predominately residential in character,

containing a mixture of dwelling types and styles, ranging from a block of flats, to detached bungalows and a number of two storey properties. The application site itself occupies a relatively long plot, and contains space for off-street parking at the front of the dwelling, alongside an integral garage. The site is adjoined to the west by properties within Avondale Avenue, and 'Lockholm', occupied by a two storey detached dwelling, adjoins the eastern boundary of the site. Properties within Avondale Avenue also adjoin the north of the site, and no.119A Thames Side, and no.18 Penton Hall Drive are located to the south of the property.

2.2 The application is concerned with loft alterations that would provide habitable space within the roof form incorporating three rooms. The proposed alterations would include a hip-to-gable alteration over both the eastern and western elevations of the property, the installation of 2 dormer windows within the front elevation, 3 dormer windows within the rear elevation, and the raising of the ridge height from approximately 5.5 metres to approximately 5.9 metres. The scheme also proposes the re-cladding of the existing outer brickwork, which would be re-clad in brick of a colour to match the existing building. It is further proposed that a bay window would be installed within the front elevation of the property.

2.3 Copies of the site layout and elevations are provided as an Appendix.

### 3. Consultations

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

Consultee	Comment
Environmental Health	No objection

### 4. Public Consultation

Twenty neighbouring properties were notified of the planning application, and at the time of writing three letters of representation have been received objecting to the proposal on the following grounds:

- The proposal would be overbearing and would reduce privacy to neighbouring gardens and windows.
- The location plan appears to be incorrect as land has been incorporated into the gardens of no.125, 129 and 133 Avondale Avenue (to the west).
- The proposed dormer windows would overlook neighbouring gardens.
- If a tree at the front of the site were to be removed this would further reduce privacy.
- Trees within a neighbouring garden are potentially within falling distance of the proposed works, contrary to the answer within the application form.

### 5. Planning Issues

- Design and appearance
- Amenity of the occupiers of neighbouring and adjoining residential properties.

## 6. Planning Considerations

### Design and Appearance

- 6.1 Policy EN1 of the CS & P DPD states that the Council will require a high standard of design and layout of new development. Proposals 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. Also of relevance is the Council's Supplementary Planning Document (SPD) on the Design of Residential Extensions and New Residential Development, 2011.
- 6.2 The proposal comprises loft alterations and the re-cladding of the existing outer brickwork, which as highlighted above, would incorporate a hip-to-gable alteration over both the eastern and western elevations, the installation of two dormer windows within the front elevation and three dormer windows within the rear elevation, and the raising of the ridge height to 5.9 metres. A bay window would also be incorporated within the front elevation of the building.
- 6.3 In design terms, it is considered the proposal would have an acceptable visual impact upon the prevailing street scene. It is noted the proposal would incorporate a gable roof form, which would not match the hipped design of the roof over the existing dwelling. However, in this particular instance when considered having regard to the surrounding locality, the scheme is considered respect the visual amenity of the neighbouring and adjoining dwellings. This is particularly relevant when the proposed development is viewed in the context of the style and design of the roof form over 'Lockholm' situated to the east of the application site. As such given the varied style and design of properties within the surrounding vicinity, it is not considered that the proposed works would unduly detract from the character and appearance of the area.
- 6.4 The proposed dormer windows would largely be in adherence to the Council's SPD guidelines regarding dormer window design. This is because the dormers are not viewed to be over-dominant within the roof form, and would incorporate a pitched roof form, the design of which is considered to be compatible with the main roof. The proposed dormers would also be 'set up' in excess of 1 metre from the eaves, in compliance with the Council's guidance, and would also be 'set down' in excess of 0.5 metres from the ridge. It is noted the western dormer within the rear elevation would be 'set in' approximately 0.85 metres from the western flank, and the western dormer within the front elevation would be 'set in' approximately 0.9 metres from the roof edge. It is acknowledged that this would be marginally below the 1 metre guideline 'set in' distance of 1 metre, as recommended within the Council's guidance, although this relatively minor shortfall is not viewed to be justification to recommend the application for refusal on design grounds.
- 6.5 It is considered the proposed increase in ridge height from approximately 5.5 metres to approximately 5.9 metres, would be acceptable in design terms,

and would not adversely impact visual amenity. It was established whilst reviewing the planning history of 'Lockholm' situated to the east of the site, the ridge of this property measures approximately 7.6 metres in height. In addition, a number of two storey properties are present within the surrounding locality in 'Lockholm' and Avondale Avenue, and it is not therefore considered an objection could be sustained on design grounds on the basis of the proposed height.

- 6.6 The scheme proposes that the existing outer brickwork within the external walls would be replaced by brick that would match the colour of the existing. This is considered to be acceptable in design terms, although it is recommended that a condition is attached to the decision notice requiring the applicant to submit a sample of the proposed materials, and for this to be agreed in writing by the Council before works commence.
- 6.7 It is proposed that a bay window would be incorporated within the front elevation of the property on the ground floor. By virtue of siting, scale and location, this is considered to be acceptable, and would not have a detrimental impact upon the prevailing building line, or the symmetry of the dwelling.
- 6.8 The design and appearance of the extension is considered to be acceptable in this location, respecting the design of the host building, and the overall character of the area. In design terms it is considered that the proposal would conform to Policy EN1 and the Council's SPD on new residential development.

#### Impact on Neighbouring Properties

- 6.9 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. The Council's SPD on new residential development provides detailed guidance on how to assess the impact on neighbouring properties.
- 6.10 In terms of the impact of the scheme upon residential amenity, it is acknowledged the Council has received 3 letters of representation raising concerns on the grounds of overlooking. It is also worth noting that it was evident during the site visit that the rear boundaries of properties on the eastern side of Avondale Road, appeared to project up to the western boundary of the application site, which does not correspond with the submitted location plan.
- 6.11 Notwithstanding the above discrepancy within this plan it is understood that the dormer windows would be located within the front and rear elevations of the dwelling. Therefore as a result of the layout and orientation, the dormer windows would not directly overlook the rear gardens of properties situated within Avondale Road sited to the west of the site. Additionally, the western flank elevation of the application dwelling is sited approximately 26 metres from the rear elevation of the nearest dwelling within Avondale Road. As such, the proposal would be in adherence to the Council's SPD guideline 'back to side' distance of 13.5 metres. As a result such distance, the scheme

is not viewed to have an adverse impact upon the privacy of rooms served by windows located within the rear elevation of properties in Avondale Road.

- 6.12 Furthermore, given the orientation and layout of the application property, the proposed dormers, would not directly overlook the gardens of properties to the west of the site on the eastern side of Avondale Avenue, and it is therefore not considered that an objection could be sustained on this basis. However, in order to control any future opportunities for overlooking, it is recommended that a condition is attached to the decision notice, preventing the installation of further window openings within the western elevation of the property, without first seeking the permission of the Council.
- 6.13 Notwithstanding the existing single storey front element of the property, which projects forward, the proposed dormer windows would be located approximately 21 metres from the northern elevation of no.18 Penton Hall Drive, and approximately 27 metres from the northern elevation of no.119A Thames Side, both located to the south of the site. As such the proposed dormers are in adherence to the Council's 'front to front' SPD distance of 21 metres. The garden area at no.119A would also be located approximately 15 metres from the dormer windows, and as a result of this distance it is not considered that an objection could be sustained on the grounds of overlooking. The scheme is further considered to have an acceptable impact upon no.103 and no.103B Avondale Road, situated to the north of the site, as a result of distance.
- 6.14 The proposal is further viewed to have an acceptable impact upon the light privacy and amenity 'Lockholm' situated to the east of the site. The proposed works are not considered to have an overbearing impact upon this property and would be 'set in' approximately 2.5 metres from the eastern boundary, which is considered to mitigated an adverse impacts.
- 6.15 It is noted the Council has received one letter of representation raising concerns that the proposed works would represent an overbearing form of development. In adherence to the Council's SPD guidelines, the proposed hip-to-gable alterations and raising of the ridge height, would be 'set in' in excess of 1 metre from the eastern and western boundaries. As a result of siting, design and location, and in view of the siting of the existing dwelling, it is not considered that an objection could be sustained on overbearing grounds especially as the works would only result in the building being 0.4 metres higher than the existing dwelling. Additionally, as a result of siting and location, it is not viewed that the proposal would have an adverse impact upon light.

#### General Comments

- 6.16 The Council has received three letters of representation raising objections to the proposal principally on amenity grounds as already covered within this report. The only other objection concerns neighbouring trees within falling distance of the property contrary to the application form, which is not viewed to be reason to recommend the application for refusal. In addition the potential removal of a tree at the site in future, would not be reason to warrant the refusal of this current application.

## 7. **Recommendation**

### 7.1 GRANT subject to:-

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 Ambleside Penton Hall Drive Staines Surrey TW18 2HP (Location Plan), KJT/Ambleside/101(b), KJT/Ambleside/104a, KJT/Ambleside/102(c), KJT/Ambleside/200a, KJT/Ambleside/201a, KJT/Ambleside 103(c), KJT/Ambleside/100a

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

3. Before any work on the development hereby permitted is first commenced details be submitted to and approved by the Local Planning Authority which show the external surfaces and detailing of the extensions and re-cladding of the dwelling hereby permitted to be only of materials to match the existing building.

Reason:-. To ensure that the proposed development does not prejudice the appearance of the development and the visual amenities and character of the locality 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 be formed in the western flank elevation(s) of the 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. The internal walls of the property shall remain in place throughout the construction process.

Reason: In the interests of proper planning.

### 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 Article 2(3) Development Management Procedure (Amendment) Orders 2012

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 or made available pre application advice to seek to resolve problems before the application was submitted and to foster the delivery of sustainable development.
- b) 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;
- c) Have proactively communicated with the applicant through the process to advise progress, timescales or recommendation.

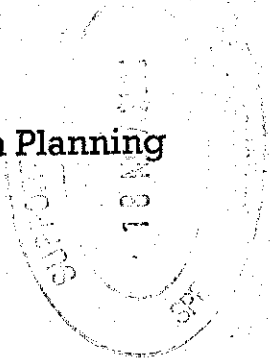
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FLOOR PLANS ONLY - 16/01934/HOU

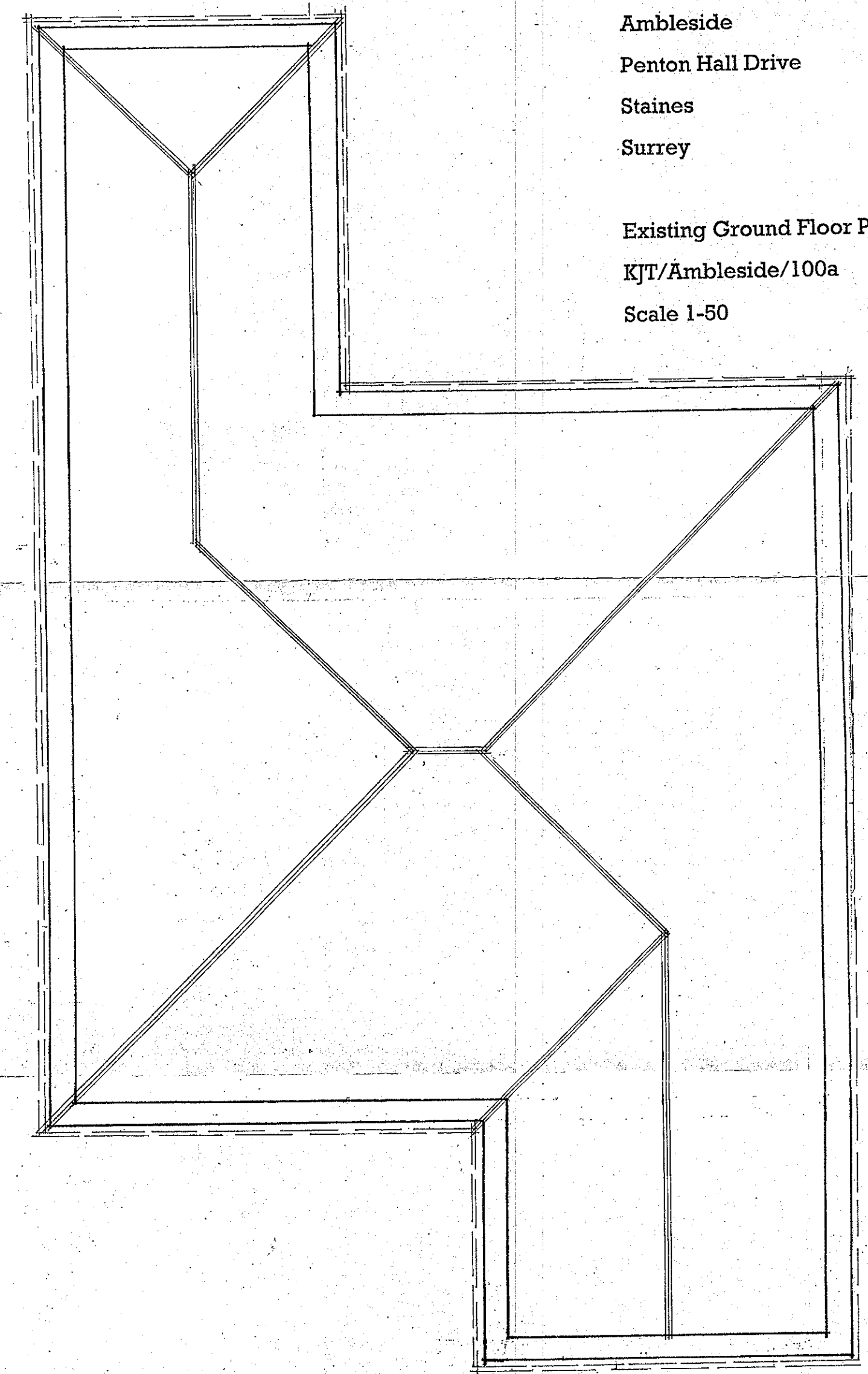
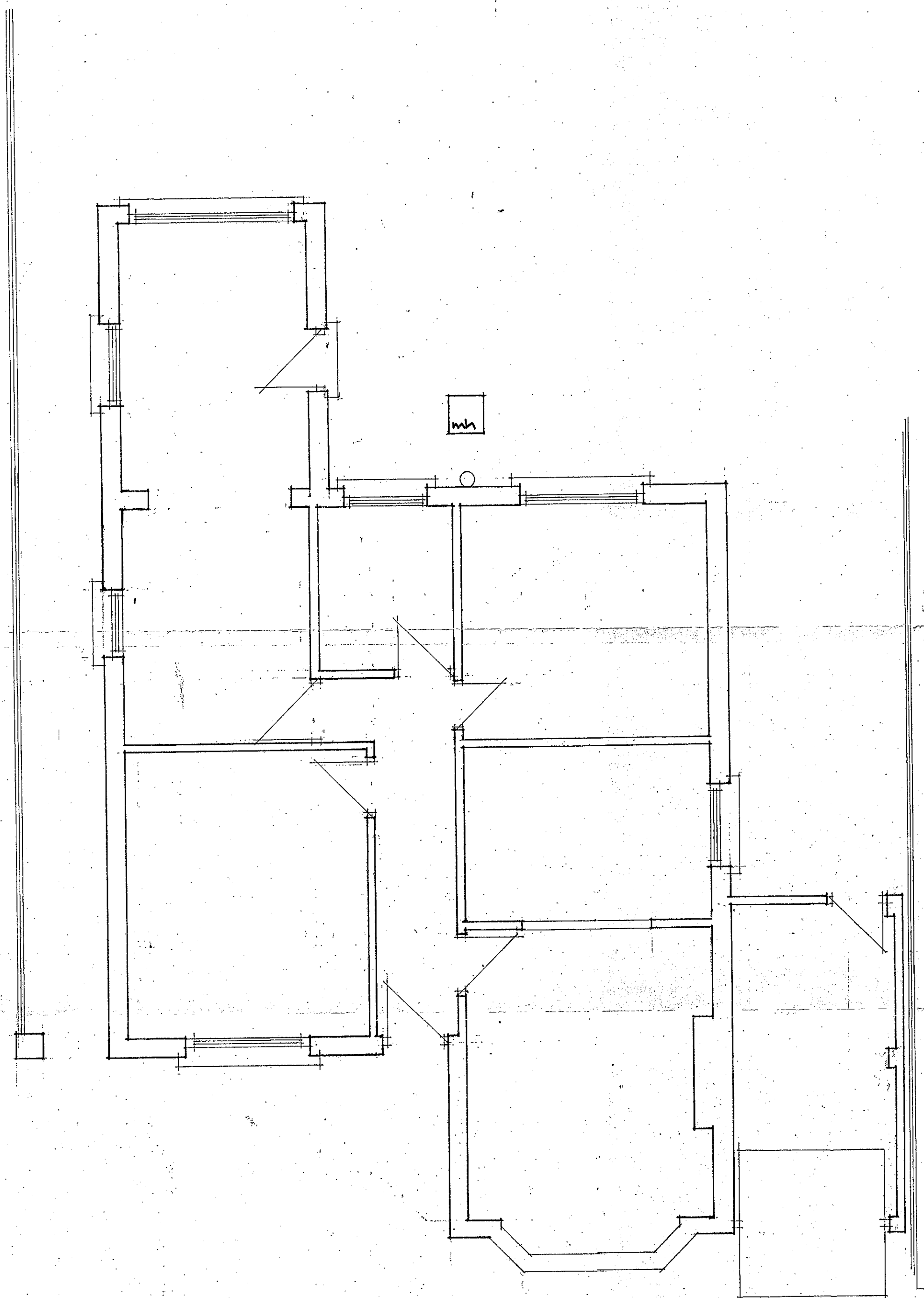


Kevin J Turner FRICS  
Chartered Surveyor, Architecture, Town Planning  
4 Little Oaks Close  
Shepperton  
Surrey  
TW17 0GA  
01932 568568/07711 056605



Ambleside  
Penton Hall Drive  
Staines  
Surrey

Existing Ground Floor Plan and Roof Plan  
KJT/Ambleside/100a  
Scale 1-50



Ambleside  
Penton Hall Drive  
Staines  
Surrey

Proposed Rear Extension

Existing Elevations

KJT/Ambleside/200a

Scale 1-50



Rear Elevation

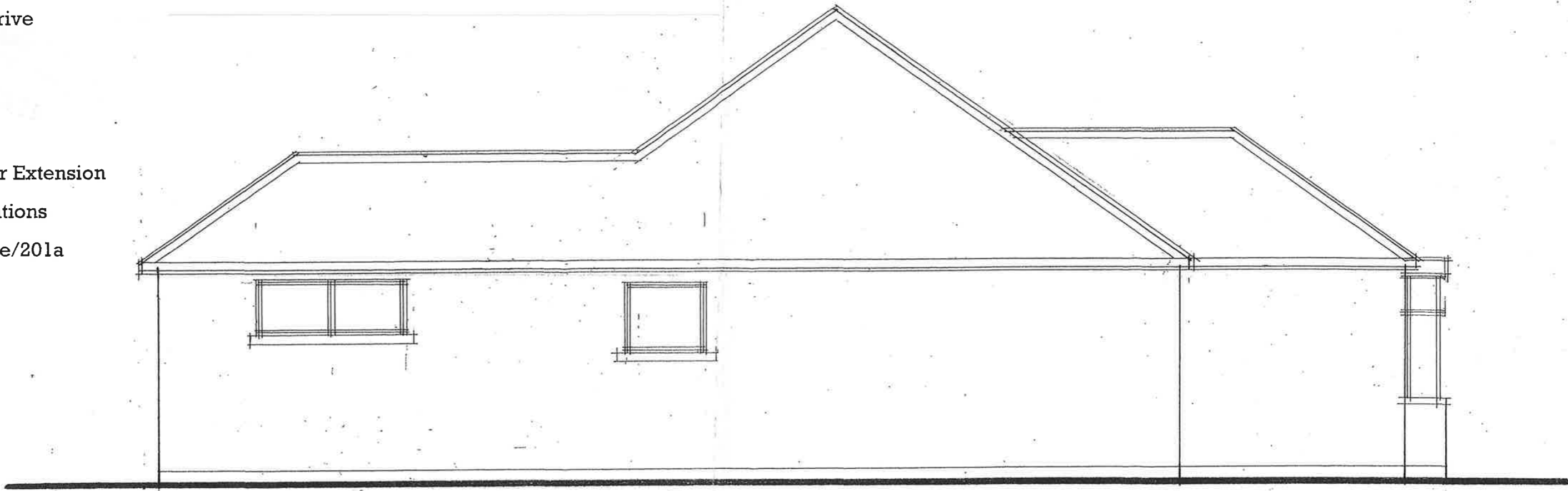


Front Elevation

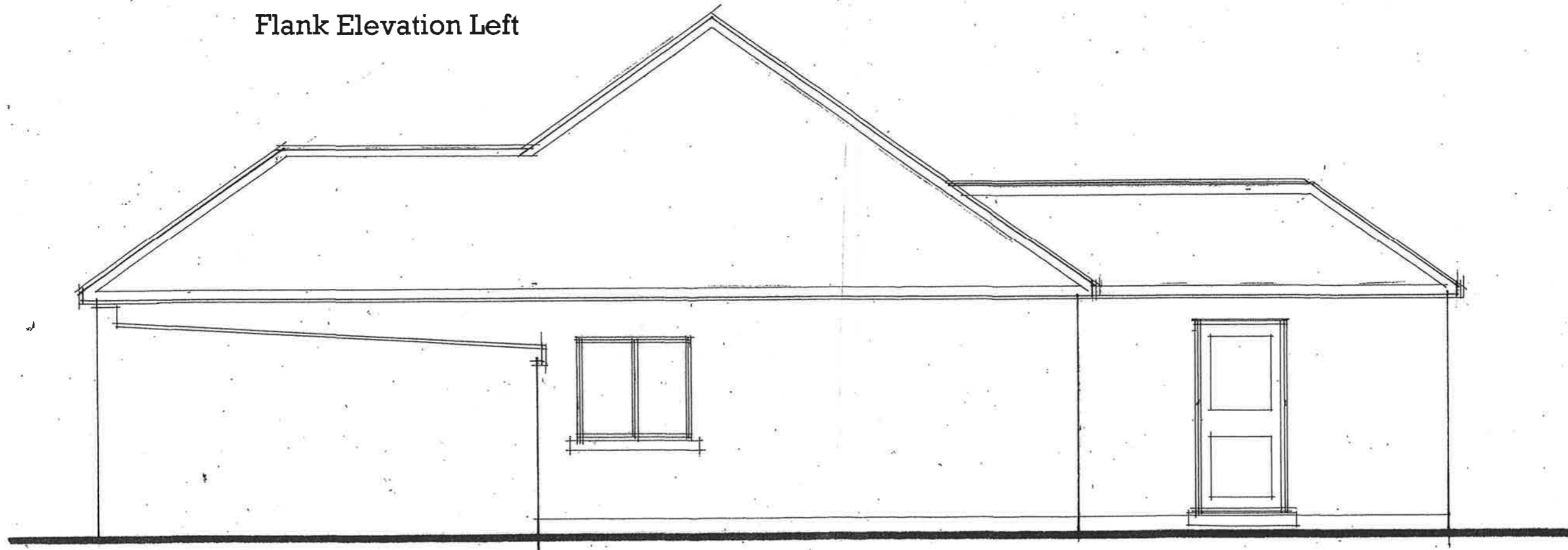
16/01934

Ambleside  
Penton Hall Drive  
Staines  
Surrey

Proposed Rear Extension  
Existing Elevations  
KJT/Ambleside/201a  
Scale 1-50



Flank Elevation Left



16/01934

Flank Elevation Right

Kevin J Turner FRICS

Chartered Surveyor, Architecture, Town Planning

4 Little Oaks Close

Shepperton

Surrey

TW17 0GA

01932 568568/07711 056605

Ambleside

Penton Hall Drive

Staines

Surrey

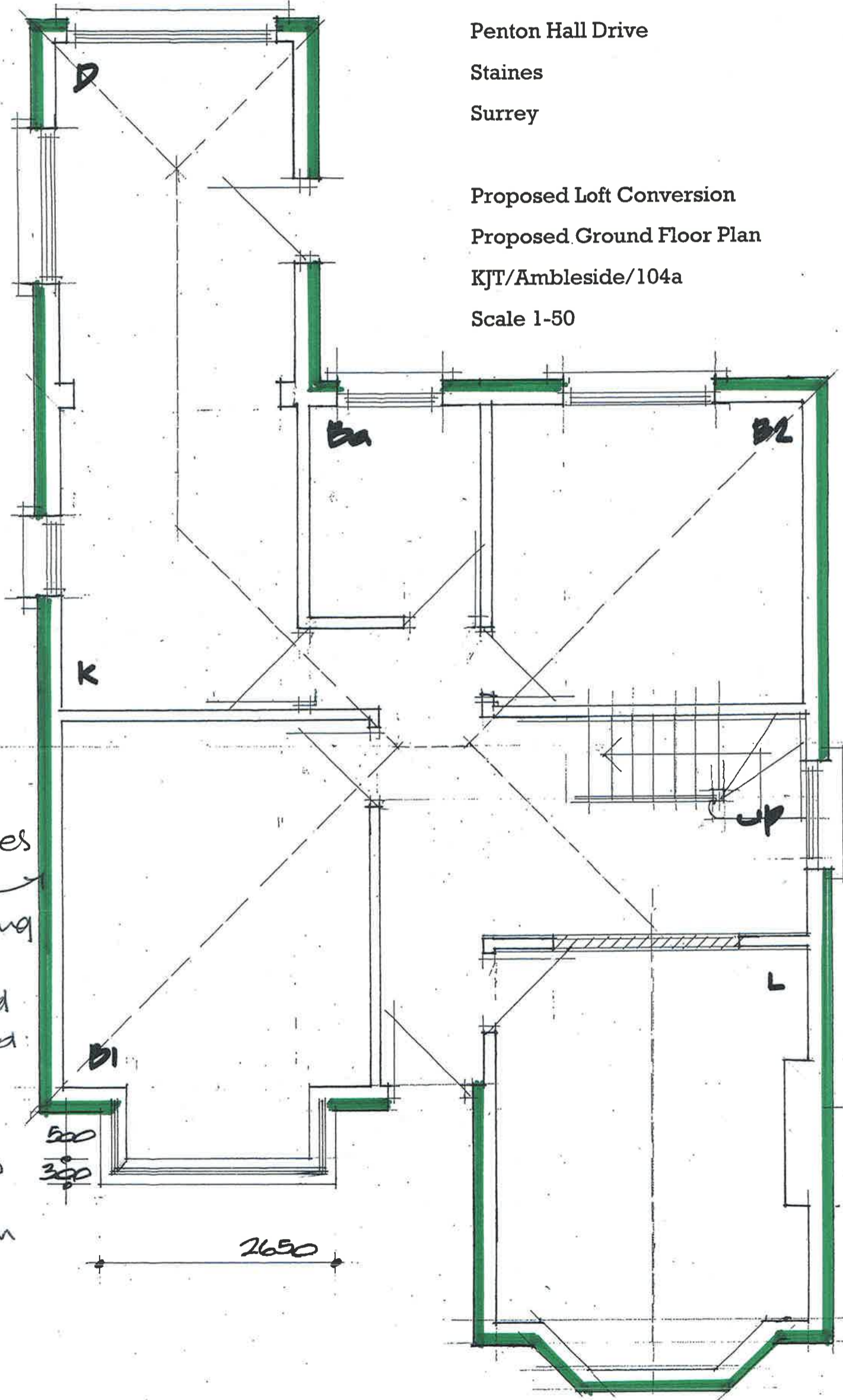
Proposed Loft Conversion

Proposed Ground Floor Plan

KJT/Ambleside/104a

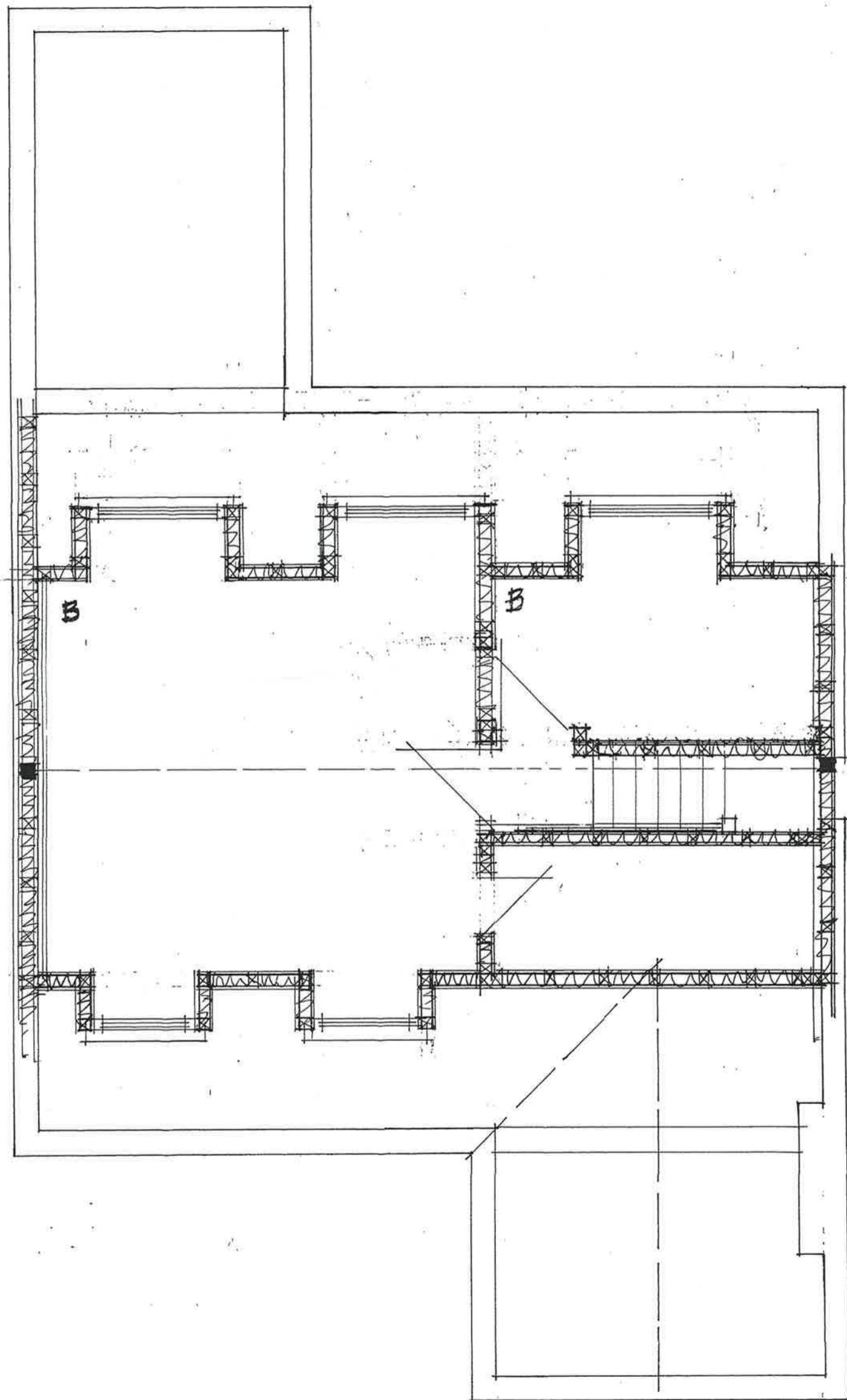
Scale 1-50

16/01934



Green indicates  
external  
leaf of existing  
cavity wall  
to be removed  
and replaced  
with new  
brickwork.  
(top project 800  
no further  
forward than  
existing)

16/01934



Ambleside  
Penton Hall Drive  
Staines  
Surrey

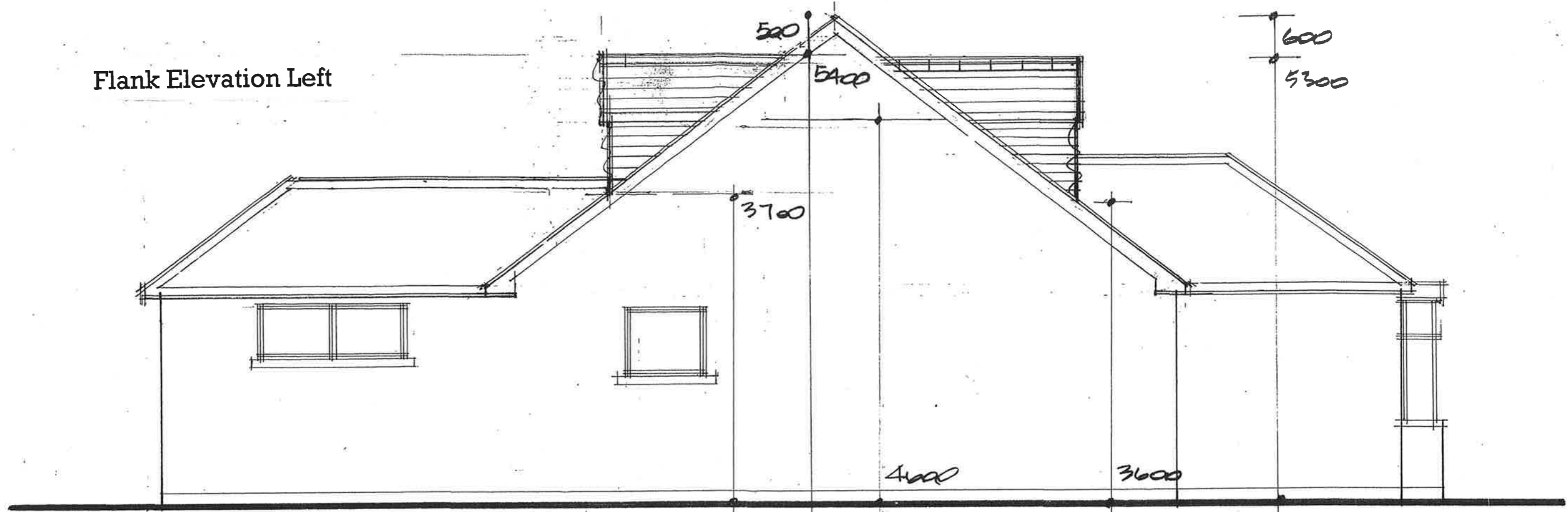
Proposed Loft Conversion

Proposed First Floor Plan

KJT/Ambleside/101a(b)

Scale 1-50

Flank Elevation Left



16/0193



Flank Elevation Right

Ambleside  
Penton Hall Drive  
Staines  
Surrey

Proposed Loft Conversion  
Proposed Elevations  
KJT/Ambleside/103a (16)  
Scale 1-50

Ambleside

Penton Hall Drive

Staines

Surrey

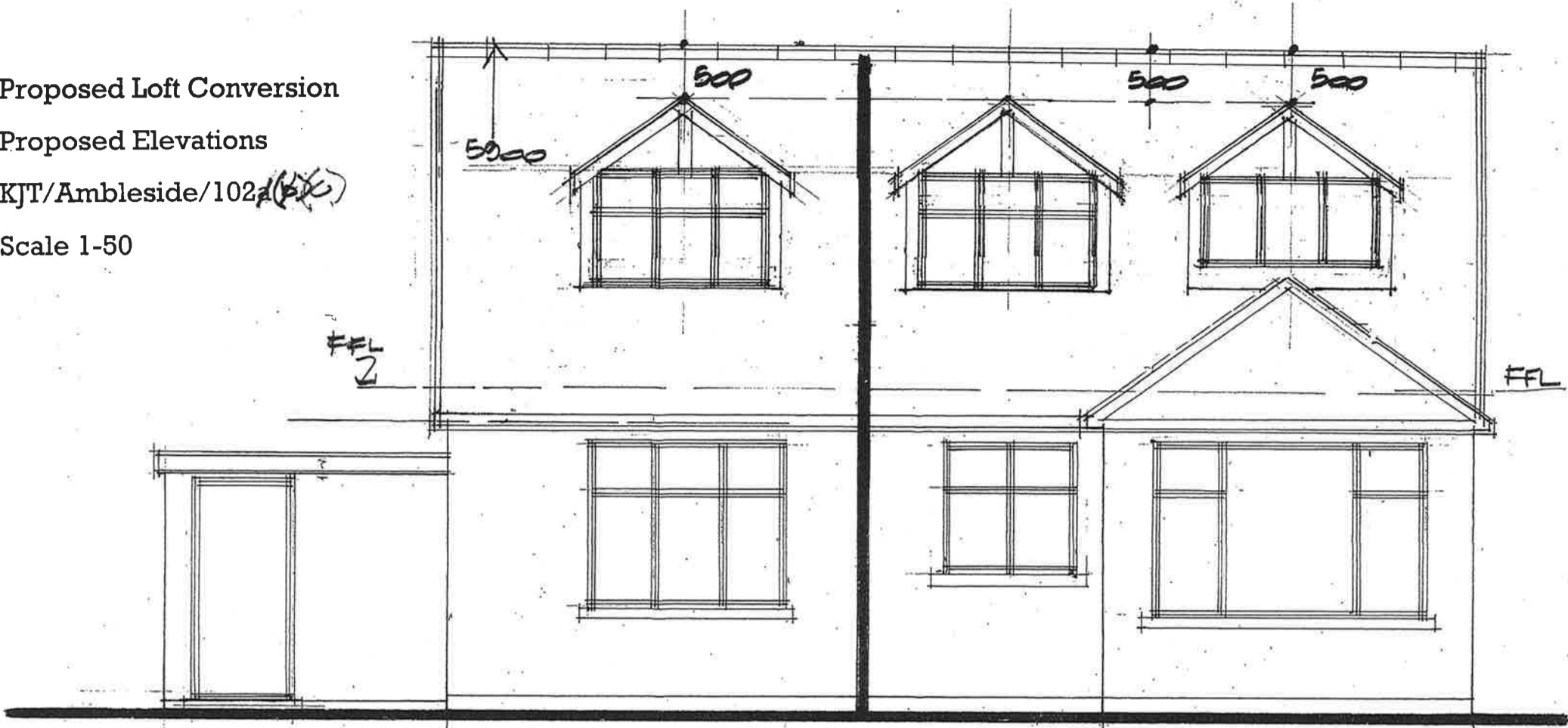
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Proposed Loft Conversion

Proposed Elevations

KJT/Ambleside/102d(5/10)

Scale 1-50



Rear Elevation



take off existing outer skin of brickwork and reface in brick of matching colour

Front Elevation