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17/00481/HOU
10 The Wickets, Ashford, TW15 2RR

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Planning Committee

03 May 2017



Application No:	17/00481/HOU		
Site Address:	10 The Wickets, Ashford, TW15 2RR		
Proposal:	Erection of single storey rear extension and front porch. (Demolition of existing rear conservatory)		
Applicant:	Mr Lee Strongitharm		
Ward:	Ashford Town		
Call in details:	The applicants' partner is an officer employed by Spelthorne Borough Council, and Paragraph 4 of the Scheme of Delegation requires all applications by members and staff to be determined by the Planning Committee.		
Case Officer:	Matthew Churchill		
Application Dates:	Valid: 24.03.2017	Expiry: 19.05.2017	Target: Under 8 weeks
Executive Summary:	<p>The application is seeking the erection of a single storey rear extension, which would follow the demolition of the existing conservatory. The application is also seeking the erection of a front porch.</p> <p>The proposal is considered to comply 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 relationship with the surrounding residential properties and locality.</p>		
Recommended Decision:	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)
- EN4 (Provision of Open Space)

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

94/00115/FUL	Erection of 38 dwellings with garages and parking, alterations to highway and provision of public open space.	Grant Conditional 15.11.1994
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Description of Current Proposal

2.1 The application site is occupied by a two storey detached dwelling, situated on the eastern side of the Wickets, Ashford. The site is located within a designated protected urban open space (Note this designation has in effect been superseded by the approval in 1994 of the Wickets estate and is no longer a material consideration in this case), and it was established during the site visit that the eastern side of the Wickets is predominantly characterised by two storey detached dwellings. The application property itself, contains a single storey side garage, and off-street parking is available at the front of the dwelling. It is also relevant to note no's.117, 119, and 121 Stanwell Road adjoin the rear of the site.

2.2 The application proposes the erection of a single storey rear extension, which would be constructed following the removal of the existing rear conservatory. A single storey covered porch area is also proposed within the front elevation.

2.3 The proposed porch would contain a gable roof form, measuring a depth of 1.5 metres, and the porch area would be situated in front of a new doorway.

2.4 The proposed rear extension would measure a depth of 4 metres, a width of approximately 9.1 metres, and a maximum height of 3.421 metres. The rear extension would incorporate a partially pitched, partially flat roof form, containing two roof lights. The extension would also be constructed in

materials that match those of the existing dwelling, consisting of brickwork and roof tiles.

2.5 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 comments
Stewart Bee (The Council's Arboricultural Consultant)	Awaiting comments.

4. Public Consultation

The residential occupiers of 7 neighbouring properties were notified of the planning application, and at the time of writing no letters of representation have been received.

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 A covered porch area is proposed within the front elevation of the property. The roof form over this element of the scheme would incorporate a gable design, and would project approximately 1.5 metres beyond the existing front elevation. It is considered, at this relatively minor scale, an objection could not be sustained against the proposal in regards to the impact upon the prevailing building line. The gable design would also match the design and angle of the existing gable roof form within the front elevation of the building. In addition, it was noted during the site visit that further examples of porches areas were present within the prevailing street scene, most notably at no.7 The Wickets. As a result the proposed front porch is not considered to unduly detract from the character of the area, and is viewed to have an acceptable impact upon visual amenity.

- 6.3 It is considered the proposed rear extension would have an acceptable impact upon the character of the area. This element of the scheme would not have a visual impact upon the prevailing street scene, and would be screened from the highway by the host building. The Council's SPD on the Design, indicates that single storey rear extensions of up to 4 metres in depth are usually regarded as acceptable to detached dwellings. As the proposed rear extension would measure a depth of 4 metres, the works would be in adherence to this guidance. The extension is therefore viewed to be acceptable in terms of scale, and is not viewed to be over-dominant of the host dwelling. The rear extension would incorporate a partially pitched, partially flat roof form, measuring a maximum height of 3.421 metres. Whilst this would exceed the Council's 3 metre guideline height nearest the boundary, given that the the height to the eaves would measure 2.4 metres, and the extension would be 'set in' by approximately 1 metre from the northern boundary, this is considered to be satisfactory in design terms and would not result in an overbearing impact on no.9 The Wickets. The roof form would also incorporate two roof lights, which are viewed to be acceptable by virtue of scale and location, and the proposed materials are considered to be satisfactory within this residential setting.
- 6.4 The design and appearance of the extension is therefore 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

- 6.5 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.
- 6.6 It is considered the proposal would have an acceptable impact upon the residential amenity of no.9 The Wickets, situated to the north of the application site. It was noted during the site visit this property contains an existing rear conservatory, which is located in close proximity to the boundary with the application site. As highlighted above, the proposed rear extension would be 'set in' approximately 1 metre from this boundary, and this distance is viewed to mitigate any adverse impacts upon light. Additionally, given that the extension would be in adherence to the Council's 4 metre guideline depth, it is not viewed that the scheme would be overbearing. It is also noted that the rear elevation of no.9 is 'set back' some 2.2 metres from the rear elevation of the application dwelling, and this 'set back' distance is considered to further mitigate any adverse impacts upon light. As such, whilst it is noted that no.9 The Wickets, does contain a conservatory at the rear, given the scale and siting of the proposed extension, the works are considered to have an acceptable impact upon this property. The covered

porch would also be located approximately 5 metres from the northern boundary, and this distance is considered to mitigate any adverse impacts.

- 6.7 The works are further considered to have an acceptable impact upon nos 117, 119 and 121 Stanwell Road, situated to the rear of the application site and no.'s 11, 12 and 12A The Wickets, located to the south of the application site owing to the distance between the extension and the dwelling houses at these sites.
- 6.8 St Hildas Church, which is a Grade II listed building, is situated approximately 50 metres to the north of the application site. Section 66 of the Planning (Listed Buildings And Conservation Areas Act) 1990, for a development which affects a listed building or its setting, requires local planning authorities to have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest it possesses. The proposed extension would reflect the design of the existing dwelling house, and would be located approximately 50 metres from St Hildas Church. It is this distance, alongside design, which is considered to mitigate any adverse impacts upon this Grade II listed building and its setting.

7. General Comments

- 7.1 It was noted during the site visit that a tree was situated at the front of the site, which would be located in close proximity to the proposed porch. This tree is not subject to a Tree Preservation Order, and the application site is not situated within a Conservation Area. As such any impact upon this tree is not considered to be a breach of planning control. A large tree was also located just beyond the rear boundary of the site, although this would be situated some 9 metres from the proposed extension. The Council's Tree Officer's comments will be sought in regards to the impact upon this tree and will be verbally reported to Committee.

8. Recommendation

- 8.1 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 760-100, 760-101, 760-105, 760-111, 760-112, 760-115, 760-116, 760-120 (received 31.03.2017)

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

3. 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.

4. That no further openings of any kind be formed in the northern 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.

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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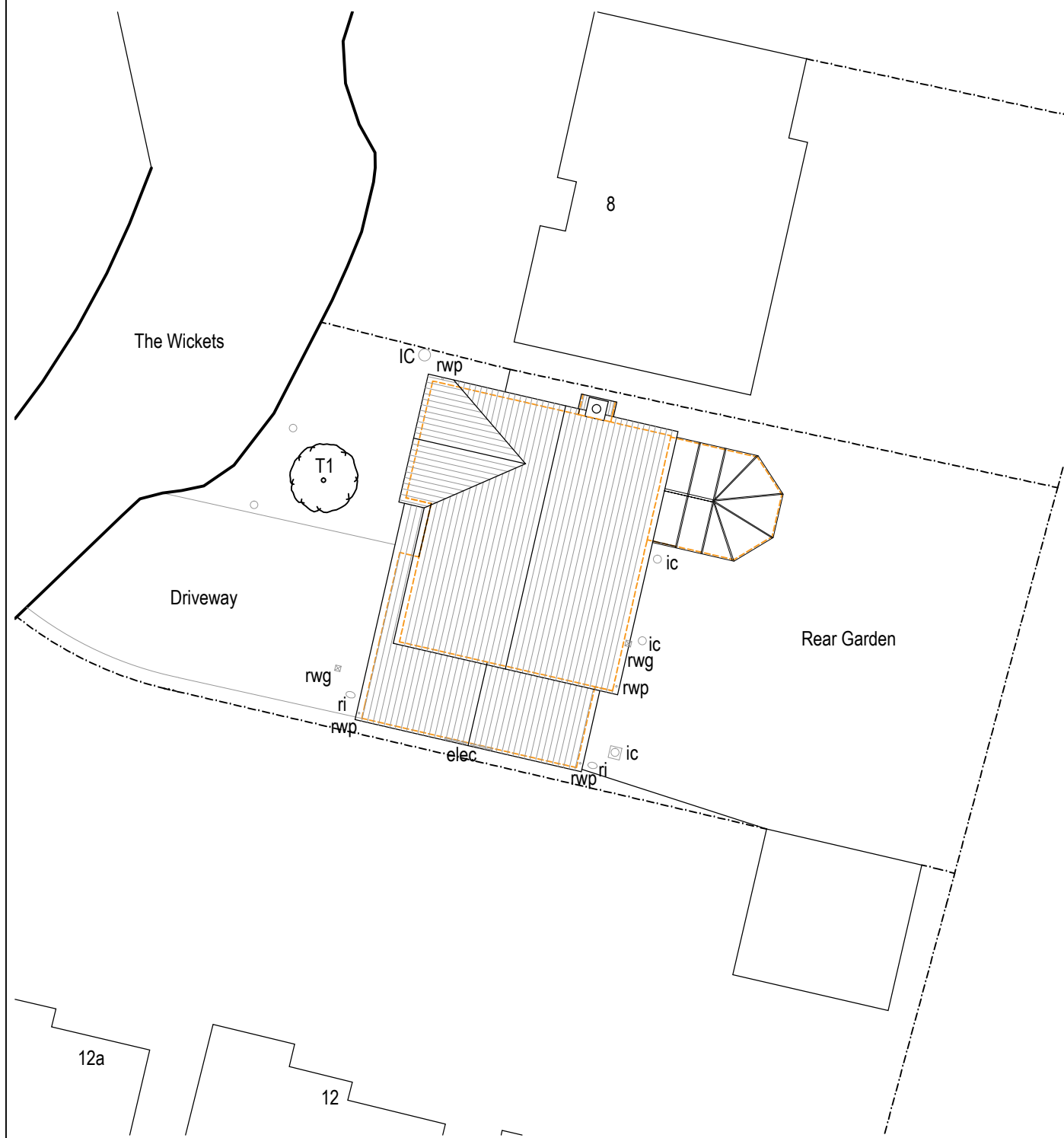
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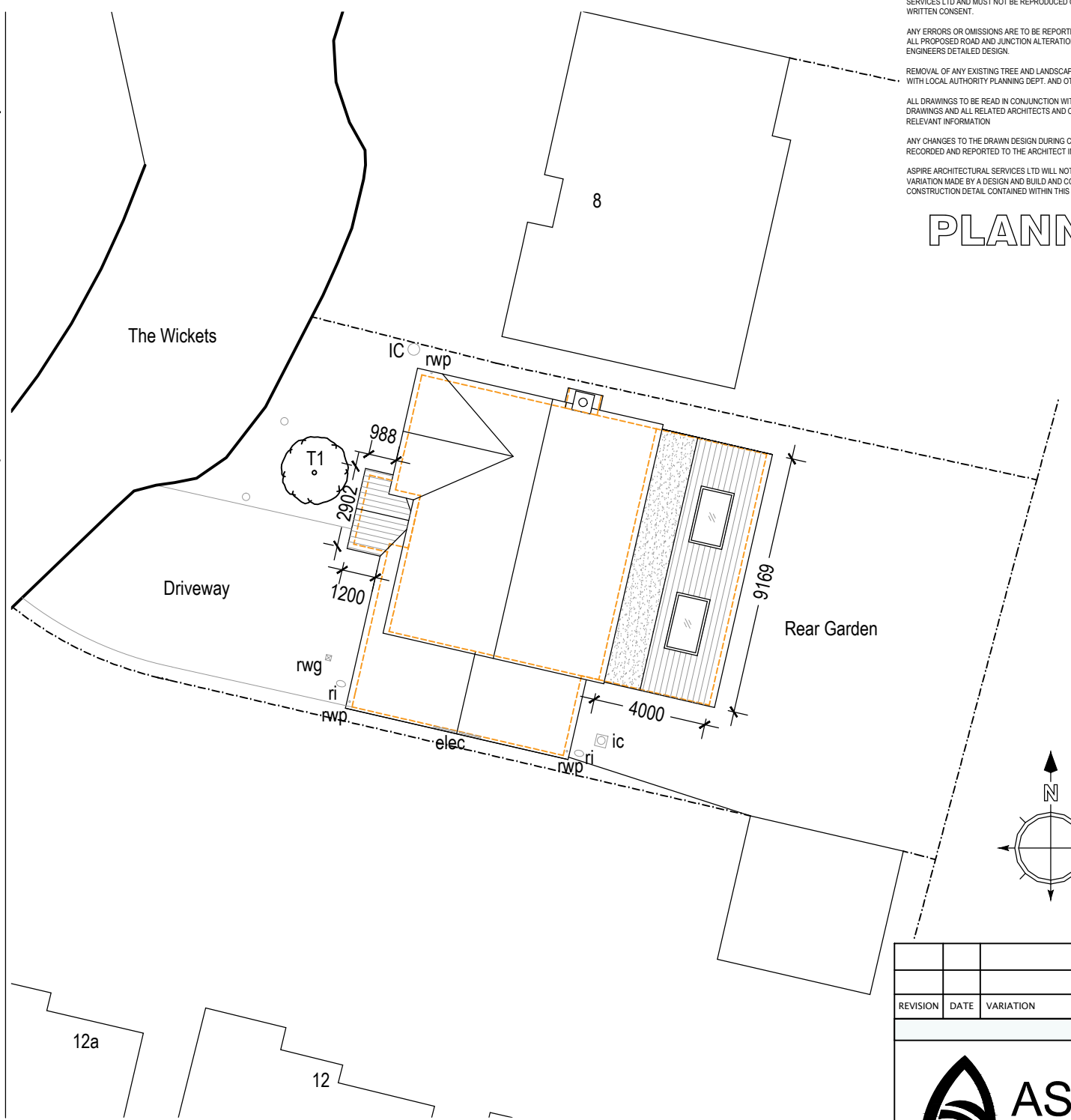
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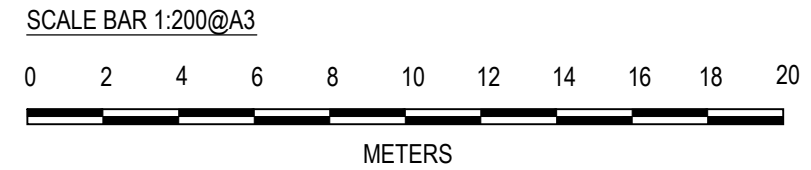
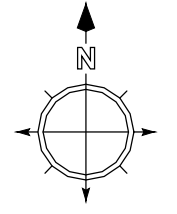
PLANNING



Existing Site Plan
SCALE 1:200@A3



Proposed Site Plan
SCALE 1:200@A3



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WWW.ASPIRE-AS.CO.UK UNIT 11, FOXHILLS FARM BUSINESS CENTRE LONGCROSS ROAD CHERTSEY KT16 0DN TEL: 01932 988520		
Project		
10 THE WICKETS, ASHFORD, SURREY, TW15 2RR		
Title		
EXISTING & PROPOSED SITE PLANS		
Drawn By	Checked	Date
AG	ASPIRE	MAR 17
Drawing Number	Revision	Scale
760-120	-	1:200@A3
Client		
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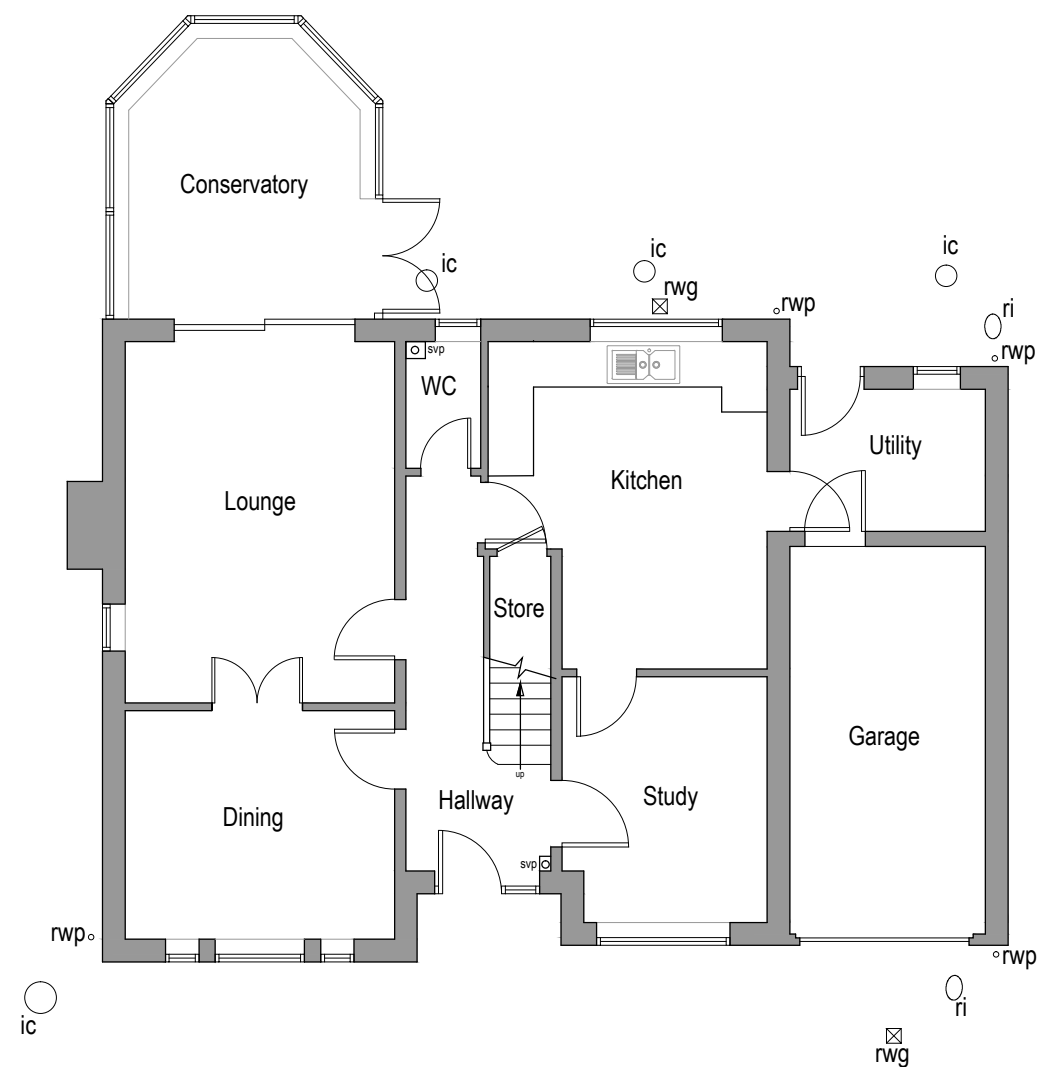
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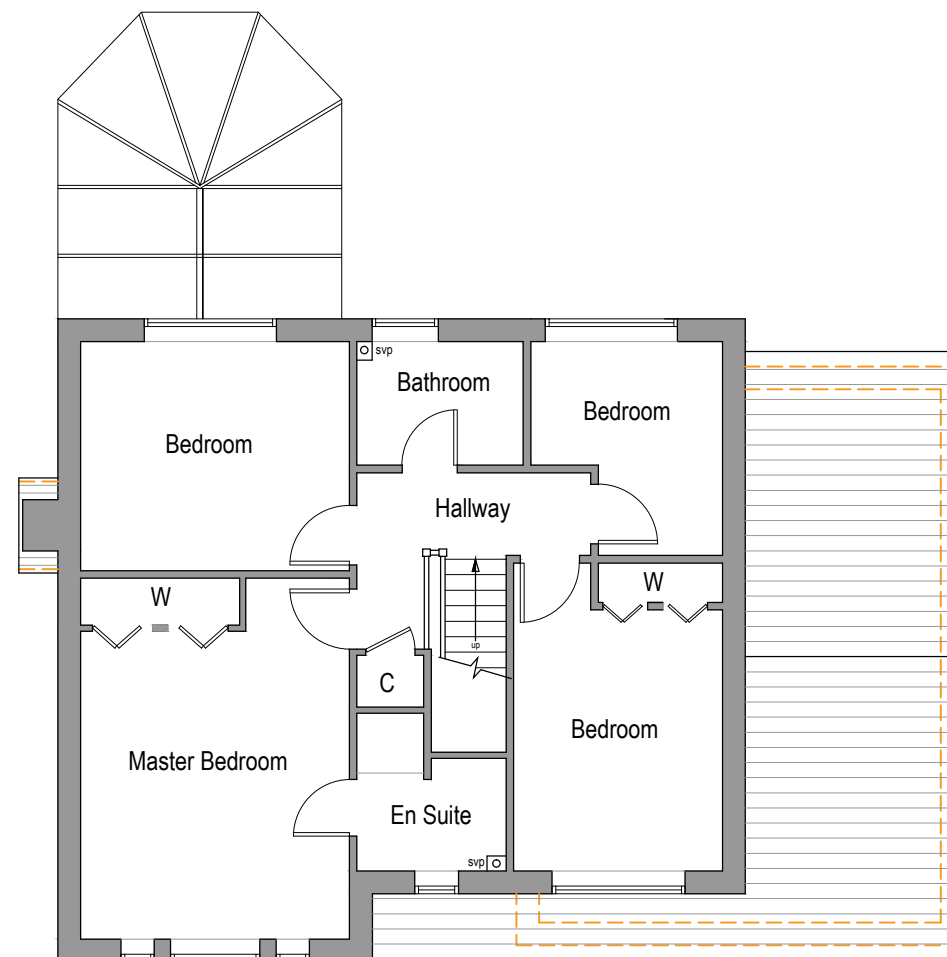
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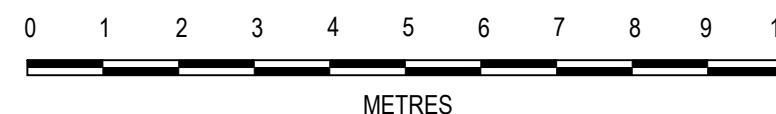


Existing Ground Floor Plan
SCALE 1:100@A3



Existing First Floor Plan
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SCALE BAR 1:100@A3



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Existing Front Elevation

SCALE 1:100@A3



Existing Side Elevation

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Existing Rear Elevation

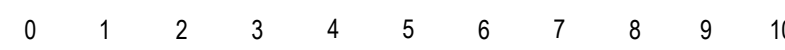
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Existing Side Elevation

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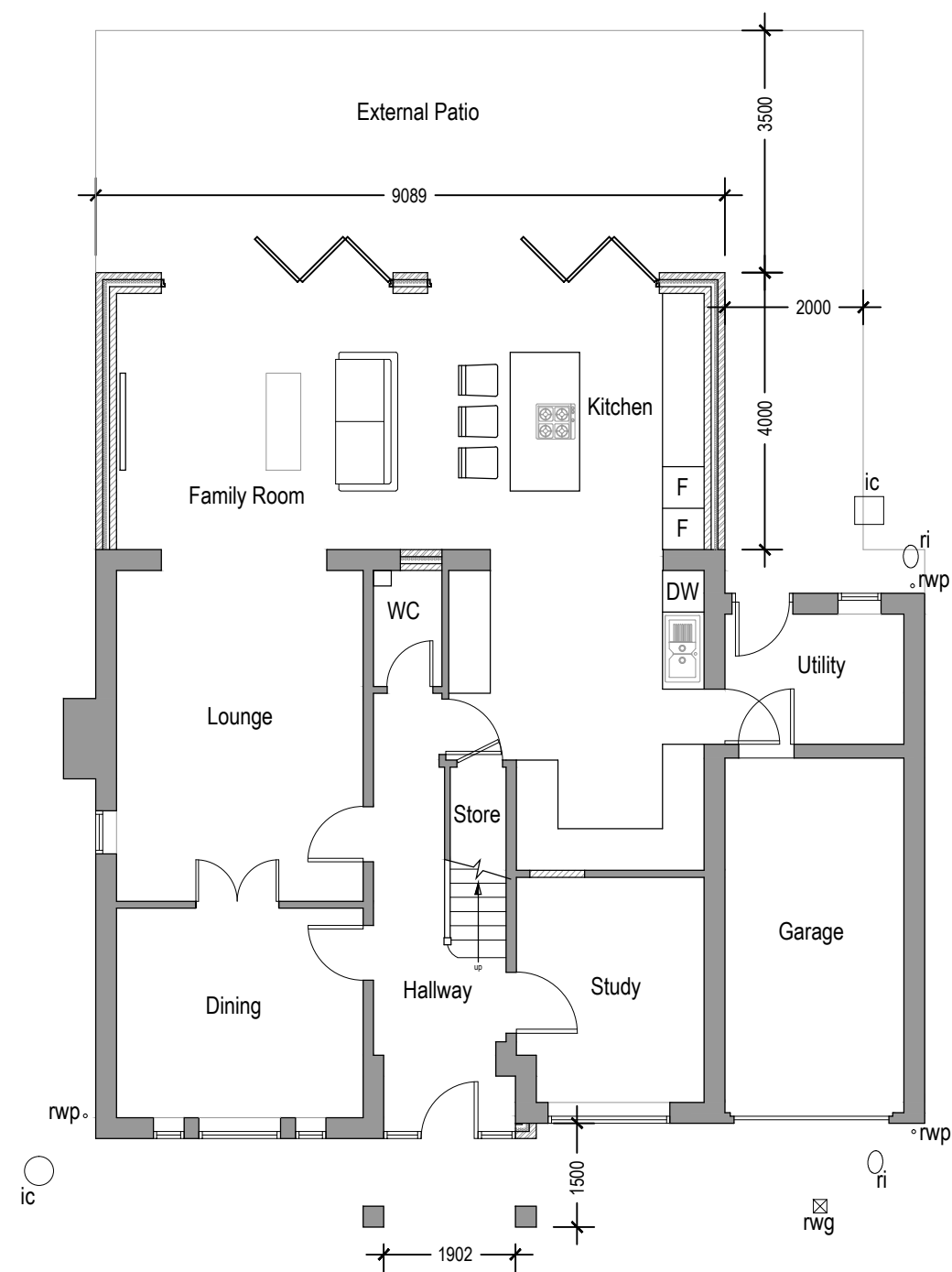
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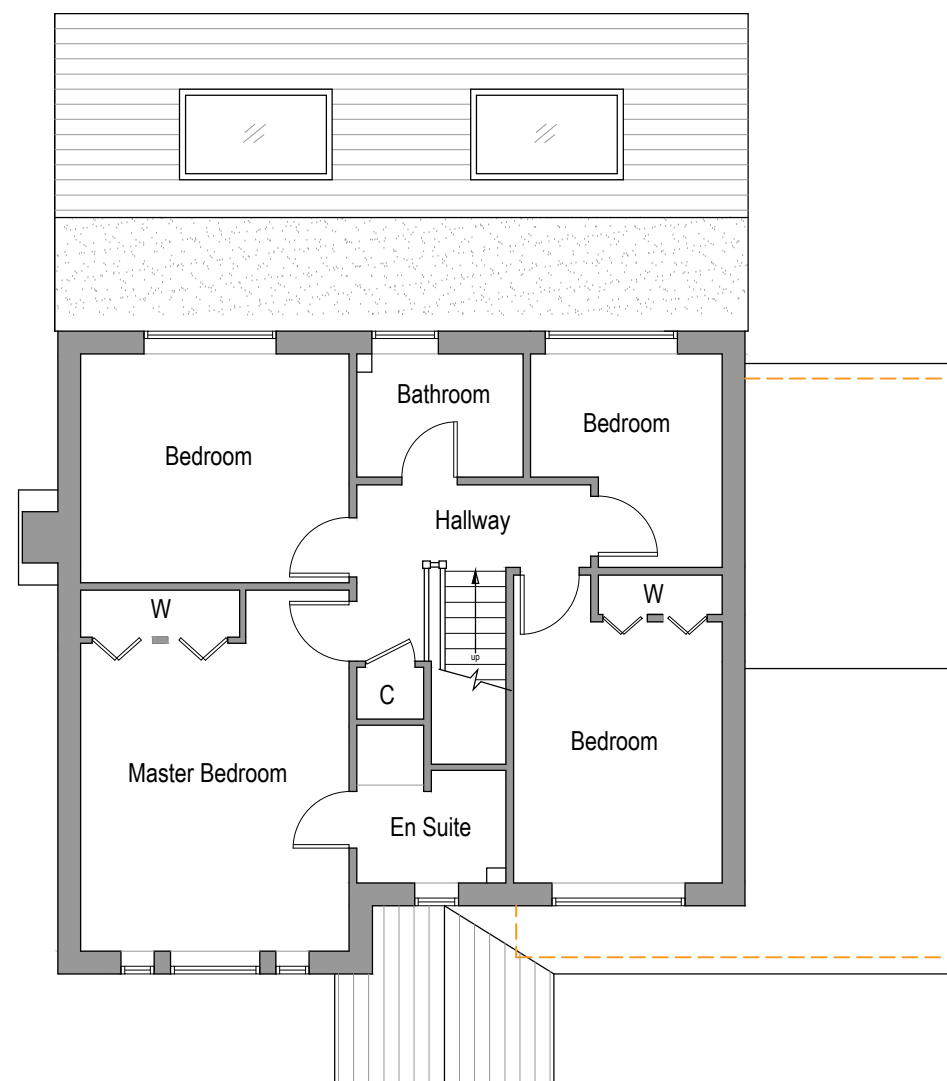
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Proposed Ground Floor Plan

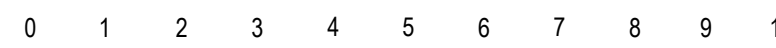
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Proposed First Floor Plan

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Title
 PROPOSED FLOOR PLANS

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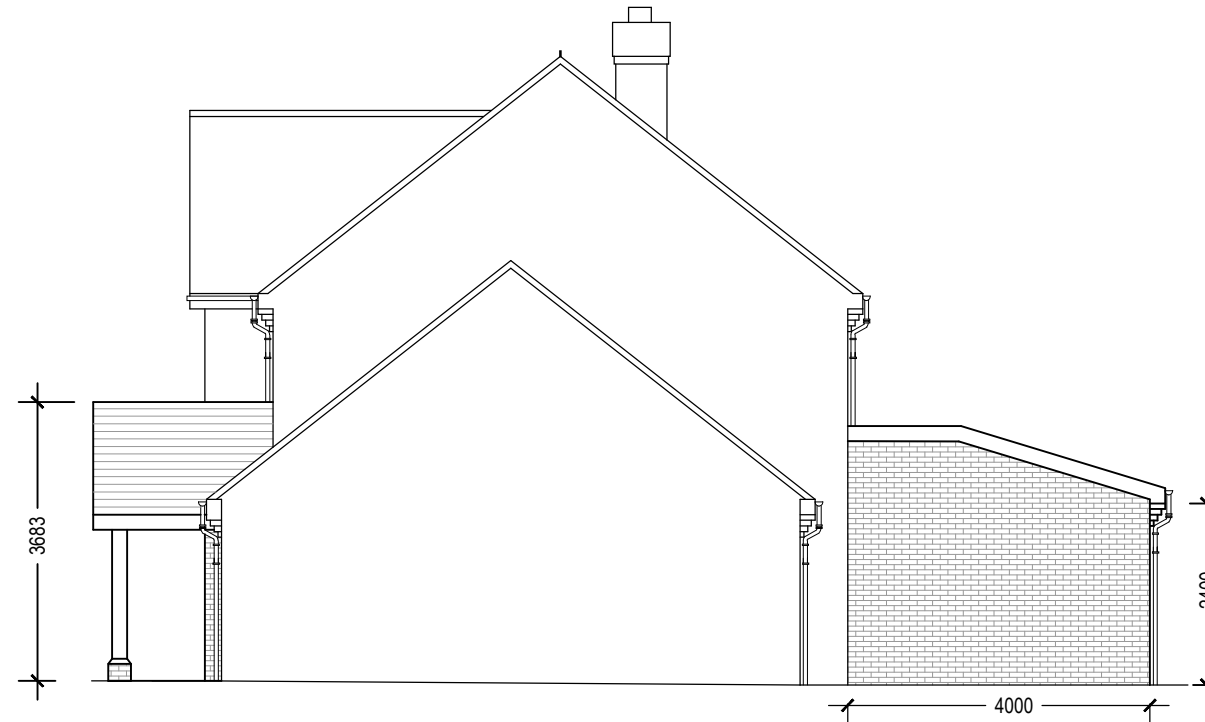
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Proposed Front Elevation

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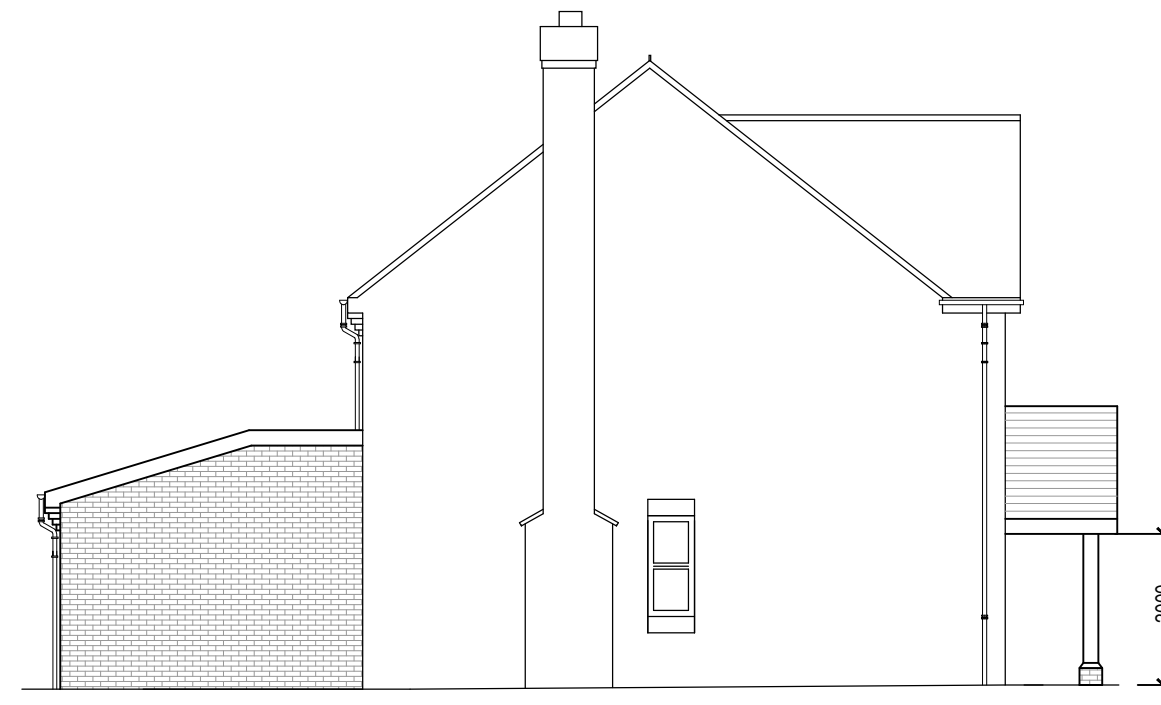
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Proposed Rear Elevation

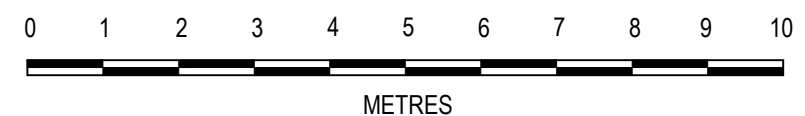
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Proposed Side Elevation

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SCALE BAR 1:100@A3



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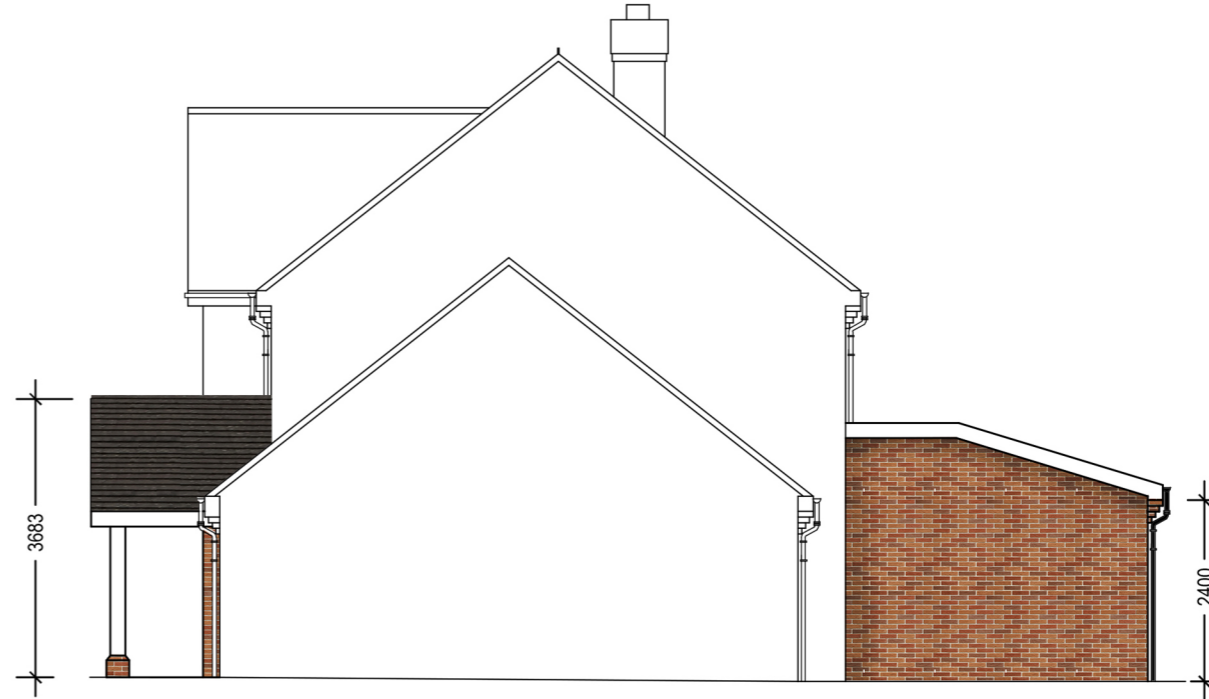
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Proposed Front Elevation

SCALE 1:100@A3



Proposed Side Elevation

SCALE 1:100@A3



Proposed Rear Elevation

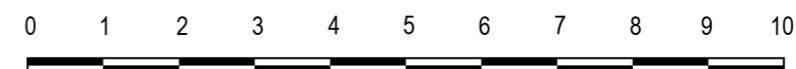
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Proposed Side Elevation

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SCALE BAR 1:100@A3



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Title		
PROPOSED ELEVATIONS VISUALS		
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