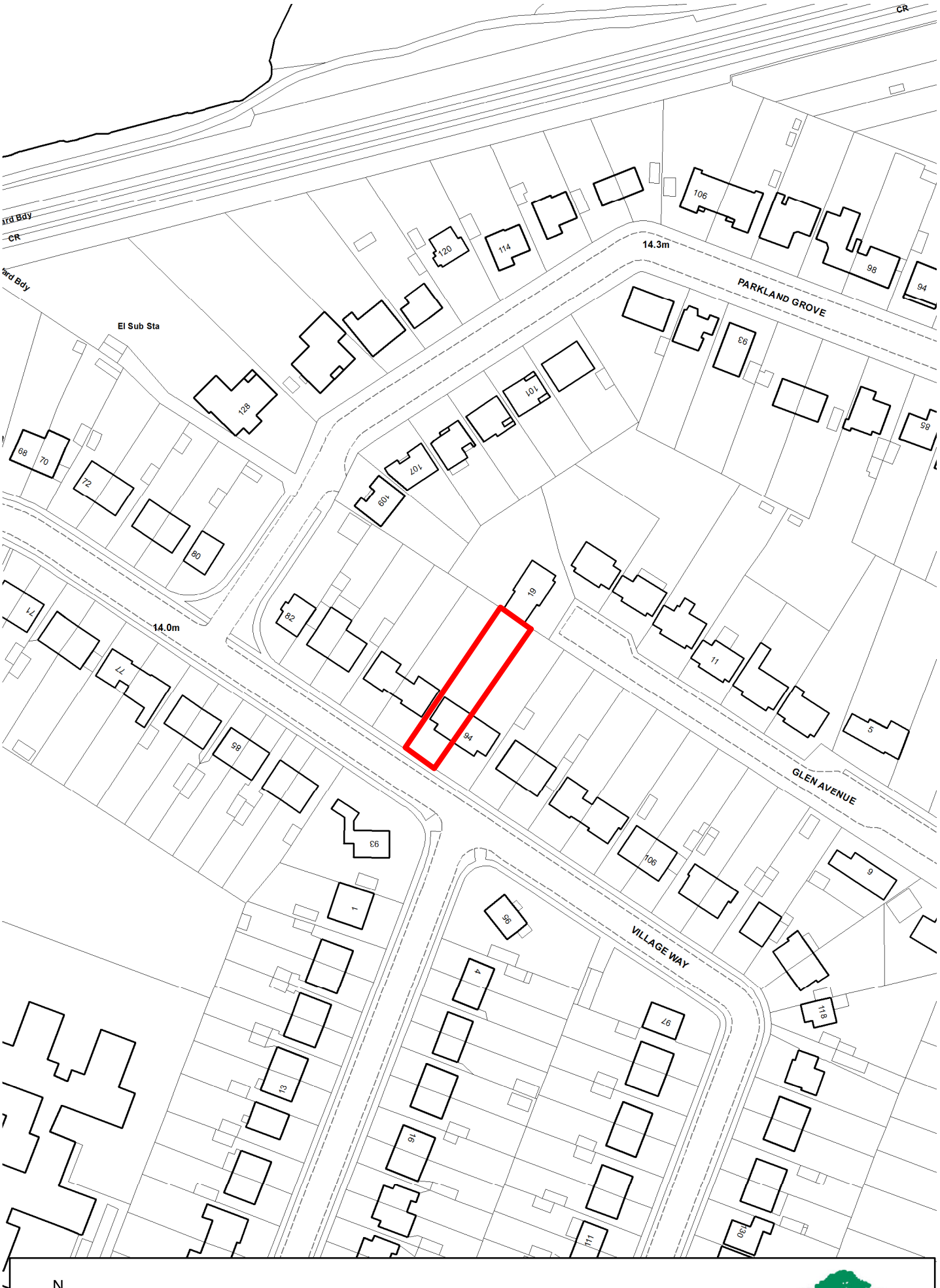

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17/00628/HOU
92 Village Way, Ashford, TW15 2JU

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SPELTHORNE
MEANS BUSINESS

Planning Committee:

May 31st 2017

Application No.	17/00628/HOU
Site Address	92 Village Way, Ashford
Applicant	Mr Tony Mitchell
Proposal	Erection of a new front porch and extension to existing bay window.
Ward	Ashford Town
Called-in	This application is being referred to Planning Committee as the applicant is Cllr Tony Mitchell

Application Dates	Valid: 13.04.2017	Expiry:08.06.2017	Target: Under 8 weeks
Executive Summary	The application is for the erection of a new front porch and for an extension to the existing bay window. The proposed design and appearance is considered acceptable in accordance with Policy EN1 of the Core Strategy and & Policies DPD 2009. Furthermore, the relationship with the neighbouring properties is considered satisfactory.		
Recommended Decision	Approve the application subject to conditions set out at Paragraph 7 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)

2. Relevant Planning History

None

Description of Current Proposal

2.1 The application site relates to 92 Village Way, which is a semi-detached dwelling. The site is located in the urban area and there are no relevant development constraints.

2.2 The proposal is for the erection of a new front porch and an extension to the existing front bay window. The porch would measure 1.5m deep, 2.33m wide and would have a pitched roof with a maximum height of 4.1m. The bay window would project forward by 1.2m and would measure 2.88m in width.

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

3. Consultations

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

Consultee	Comment
County Highway Authority	No objection
Environmental Health	No objection please attach informative IXA minus the paragraph detailing the condition.

4. Public Consultation

4.1 4 neighbouring properties were notified of the planning application. No letters of representation have been received.

5. Planning Issues

- Design and Appearance
- Impact on amenity

6. Planning Considerations

<u>Design and Appearance</u>

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

6.2 The proposed new porch would project 1.5ms forward of the existing front building line and extend 2.33m in width. It would incorporate a pitched roof which reflects the proportions of the existing gabled frontage, with a tiled roof. The design would also replicate the existing brickwork and mock Tudor detail on the host property. Its design is considered acceptable and would not appear out of character in the street scene.

6.3 The proposal would also incorporate an extension to the existing bay window. This would project 1.2m forward but would be rebuilt with a lead roof and brickwork to match the existing property. It would also retain its angled shape along its eastern elevation and is considered acceptable in scale and appearance.

Amenity

6.4 In terms of impact on amenity the proposed porch extension would retain a 0.5m set back from the boundary with the adjoining property (no.94), extending 0.6m forward and then angling away from to a depth of 1.2m. Taking into consideration its scale and modest projection, it is considered that the relationship with no.94 is acceptable and would avoid significant loss of light, privacy or overbearing impact. No other properties would be impacted by the proposal.

7. Recommendation

7.1 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 and drawings: A9825PA-100, 102, 001, Existing floor plans, Existing elevations and 103 received 13.04.2017 and A9825PA- 104 received 15.05.2017

   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.

Informatives:

1. Article 2 (3) Development Management Procedure (Amendment) Order 2015 Working in a positive/proactive manner

   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;

ALL DIMENSIONS TO BE CHECKED ON SITE

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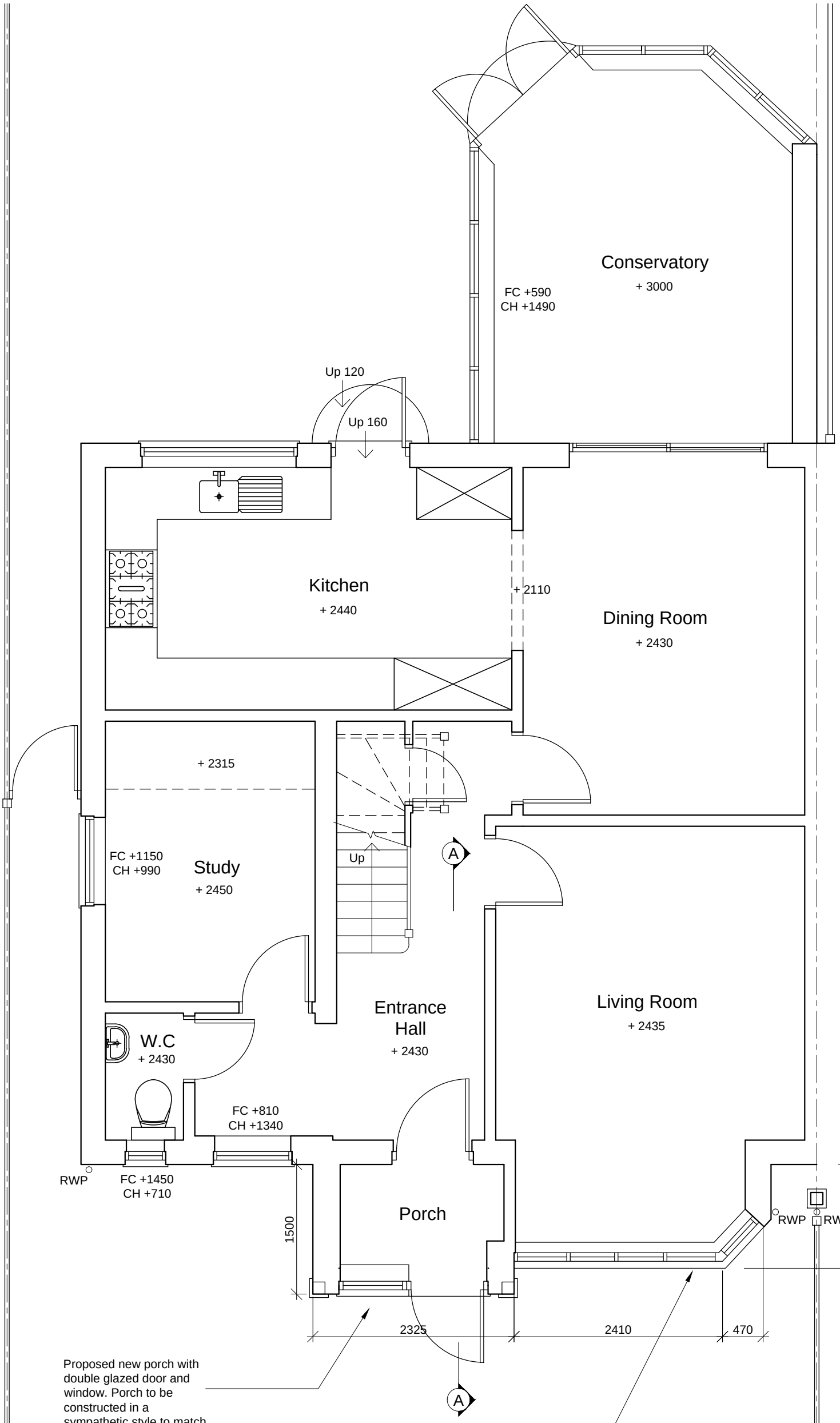
LINEAR SCALE 1:50



revisions

project
92 Village Way
Ashford
Middlesex

client
Mr Tony Mitchell

drawing title
Proposed Ground Floor Plan

SEPIA DESIGN
Chartered Architectural Technologists

20-22 St Dunstans Road
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Mob: 07595 032 939
E-mail: info@sepiadesign.co.uk

CIAT

date March 17 number A9825PA-100

ALL DIMENSIONS TO BE CHECKED ON SITE

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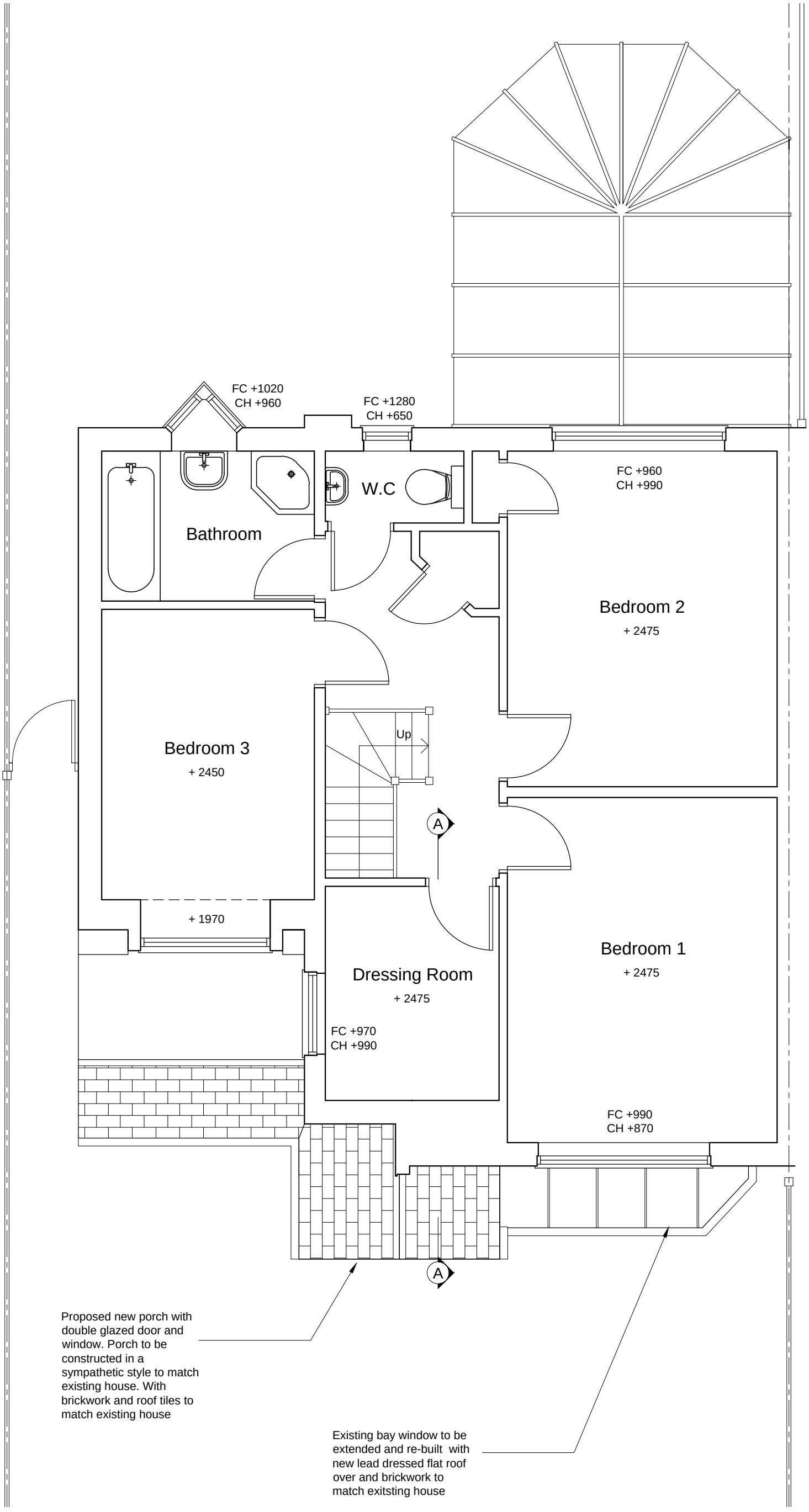
LINEAR SCALE 1:50



revisions

project
92 Village Way
Ashford
Middlesex

client
Mr Tony Mitchell

drawing title
Proposed First Floor Plan

SEPIA DESIGN
Chartered Architectural Technologists

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date March 17 number A9825PA-101

ALL DIMENSIONS TO BE CHECKED ON SITE

0 1 2 3

LINEAR SCALE 1:100

Proposed Front Elevation

Proposed Side Elevation

revisions

project
92 Village Way
Ashford
Middlesex

client
Mr Tony Mitchell

drawing title
Proposed Elevations

SEPIA DESIGN
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date March 17 number A9825PA-102

scale 1:100 @ A3 revision

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