

18/01270/HOU - 9 Stanhope Way, Stanwell

Scale: 1:1,250

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## Planning Committee

14 November 2018



<b>Application No:</b>	<b>18/01270/HOU</b>		
<b>Site Address:</b>	9 Stanhope Way, Stanwell, Staines-upon-Thames, TW19 7PJ		
<b>Proposal:</b>	The erection of a two storey side extension, and a part single storey, part two storey rear extension, and new porch.		
<b>Applicant:</b>	Mr Gongga		
<b>Ward:</b>	Stanwell and Stanwell Moor		
<b>Call in details:</b>	The application has been called in by Councillor Flurry on the grounds that the size would be overbearing and would not fit with the overall street view, and that the development would detract from the character of the area.		
<b>Case Officer:</b>	Matthew Churchill		
<b>Application Dates:</b>	Valid: 03.09.2018	Expiry: 29.10.2018	Target: Over 8 weeks (Extension of time agreed until 16.11.2018)
<b>Executive Summary:</b>	<p>The application is seeking a two storey side extension, a part single storey, part two storey rear extension, and the erection of a new front porch and shed/storage area.</p> <p>There are a number of recent planning permissions at the property including a permission for Prior Approval Notification for a single storey rear extension measuring 6 metres in depth (17/00069/PDH), which has commenced on site but has not yet been completed.</p> <p>A Certificate of Lawfulness for the proposed development of loft alterations including a hip-to-gable alteration and the installation of a rear facing dormer (17/00068/CPD), was also granted consent at the property and has been constructed.</p> <p>A further planning application for a two storey side extension, a part single storey, part two storey rear</p>		

	<p>extension and the creation of a new front porch (17/01731/HOU), has been also granted planning permission but has not been constructed.</p> <p>It is no longer possible to construct the extension granted within planning permission 17/01731/HOU, as since determination the applicant has constructed a hip-to-gable alteration and installed a rear dormer, meaning the roof granted within this permission cannot be implemented. The present application is similar in terms of floor area to the previous permission although contains a gable roof over the first floor side element and projects some 0.5 metres closer to the north-western flank boundary. It also has a different relationship visually with the host dwelling, which contained a hipped roof at the time planning application 17/01731/HOU was determined, and now contains a dormer and gable roof following the implementation of 17/00068/CPD .</p> <p>On planning balance, the present application is considered to have an acceptable visual impact, and is viewed to have an acceptable relationship with neighbouring and adjoining properties.</p> <p>The proposal would therefore comply with the relevant policies of the Core Strategy and Development Plan Document and is considered to be acceptable.</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)
- 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, and the National Planning Policy Framework (NPPF), 2018.

### 2. Relevant Planning History

17/00068/CPD

Certificate of lawfulness for the proposed development of loft

Grant Cert Lawful

	alterations that would include a hip to gable alteration and the installation of a rear facing dormer.	Prop Use/Dev 08.06.2017
17/00069/PDH	Prior approval notification for a single storey rear extension measuring 6 metres in depth beyond the rear wall of the original dwelling house, measuring a maximum height of 3.498 metres and a height of 2.438 metres to the eaves.	Prior Approval Not Required 03.05.2017
17/01731/HOU	Erection of a two storey side extension and a part single storey, part two storey rear extension and the creation of a new front porch.	Grant Conditional 30.01.2018
18/00793/HOU	Erection of single storey front extension, two storey side extension and part single part two storey rear extension (Following demolition of existing garage).	Withdrawn 26.07.2018

### **3. Description of Current Proposal**

- 3.1 The application site is occupied by a two storey semi-detached dwelling, located within an irregular shaped plot that is situated in the south-western corner of Stanhope Way. The property is located within the Heathrow Safeguarding Heights (All) Area, as well as the Heathrow Actual Noise Contours Area 60-63 (16hour LAEQ). A hip-to-gable roof alteration has recently been constructed at the site through permitted development legislation, which has also included the installation of a rear facing dormer (17/00068/CPD). At the time of writing, a Certificate of Lawfulness for an existing rear outbuilding is also presently pending consideration at the property under the reference 18/01378/CLD.
- 3.2 The application proposes the erection of a part single storey, part two storey side extension, together with a part single storey, part two storey rear extension. The scheme also proposes the erection of a new front porch and a single storey store/shed at the side of the dwelling.
- 3.3 Copies of the site layout and elevations are provided as an Appendix.

### **4. Background**

- 4.1 It is worth noting that there have been a number of recent planning applications at the property.

- 4.2 On the 5<sup>th</sup> May 2017, Prior Approval Notification was not required for a single storey rear extension that would have measured 6 metres in depth beyond the original rear elevation of the dwelling. It was evident during the site visit for the present application that works had commenced on this extension, although had not been completed.
- 4.3 On the 8<sup>th</sup> of June 2017, a Certificate of Lawfulness was granted at the property under the reference 17/00068/CPD, which related to the proposed development of loft alterations that would have included a hip-to-gable alteration and the installation of a rear facing dormer.
- 4.4 Planning permission was also granted at the property on the 30<sup>th</sup> of January 2018, under the reference 17/01731/HOU, which related to the erection of a two storey side extension, a part single storey, part two storey rear extension and the creation of a new front porch. At the time this application was determined, the roof alterations granted within the Certificate of Lawfulness (17/00068/CPD) had not been constructed, and this permission incorporated a hipped roof form. The Local Planning Authority initially had concerns over the design of the scheme largely as a result of bulk and massing of the works and the design of the proposed roof. A revised scheme was successfully negotiated during the application process and was considered to be acceptable.
- 4.5 A further planning application was then validated at the site on the 29<sup>th</sup> of May 2018, under the reference 18/00793/HOU. This application proposed the erection of single storey front extension, a two storey side extension and a part single, part two storey rear extension, which was larger in width and depth (at the northern-western flank) than the extension approved within planning permission 17/01731/HOU. This application contained a hipped roof over both the proposed extension and the existing dwelling. The Local Planning Authority initially had concerns over this scheme, and it was established during the application process that works had commenced on the roof alterations granted within the Certificate of Lawfulness (17/00068/CPD). As this involved alterations to the roof, namely a hip-to-gable alteration and the installation of a rear facing dormer, it would no longer be possible to construct either the works proposed within planning application 18/00793/HOU, or the extension granted within planning permission 17/01731/HOU. This was drawn to the applicant's attention and planning application 18/00793/HOU was withdrawn.
- 4.6 The present application was then validated at the site on the 3<sup>rd</sup> of September 2018.

## **5. Consultations**

- 5.1 The following table shows those bodies consulted and their response.

Consultee	Comment
Environmental Health	No comments

Heathrow Safeguarding	No objections, requests informative relating to cranes.
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## 6. **Public Consultation**

The occupiers of 7 neighbouring properties were notified of the planning application, and at the time of writing nine letters of representation have been received, which object to the proposal on the following grounds:

- A number of planning applications have previously been submitted.
- The extension would be overbearing and would impact neighbouring views.
- The side access would be inadequate.
- The location of the boundary is incorrect (Officer Note: this is a civil matter).
- Concerns over footings (Officer Note: this is not a planning matter).
- The scheme would be 'out of keeping'.
- Concerns over parking.
- Precedents within the immediate street scene are more relevant than those shown within the plans.
- Works have been taking place outside of normal hours (Officer Note: this is not a planning matter).
- The extension would be over-dominant due to size and massing and would have a detrimental impact upon visual amenity.
- The extension is not in accordance with policy EN1.
- The roof would be complex.
- The scheme would result in overlooking.
- The house would be turned into flats or an HMO or a 'buy to let' property.
- Concerns over the existing dormer.
- The owners of the site live at another property.
- The scheme would be a 'mismatch' of designs.
- Concerns over the roof form and the colour of roof tiles.
- The proposal would impact upon the light of a neighbouring property.
- The design may have been acceptable in other boroughs (Southall and Hounslow) but not Spelthorne.
- The proposal would result in a reduction in neighbouring house prices. (Officer Note: this is not a planning matter).
- A block built wall has been constructed at the rear of the house (Officer Note: this is part of planning permission 17/00069/PDH).

The Council has also received 29 letters in support of the application on the following grounds:

- The view of the property would be improved.
- A number of other residents in the area have built large extensions.
- The extension would enhance the neighbourhood.
- The majority of houses have a side extension that is not set back.
- The applicants have the need for a larger house to accommodate their growing family.

In addition the Council has received a further letter of representation from one of the occupiers of the application property raising the following points:

- The planning application is for a family home and the applicants intend to stay.
- The extension will not be for an HMO or flats.
- The number of bedrooms and bathrooms should not be an issue.
- The plans have not been designed to be overbearing.
- The roof tiling at a neighbouring property does not match those in the street scene.
- House prices in neighbouring boroughs are generally higher than Stanwell on average. (Officer Note: this is not a planning matter).
- The most favourable roof option has been submitted.
- Gable roofs are a common design.
- Window positions were not a concern within a previous planning application (17/01731/HOU).
- There would not be a negative impact upon sunlight to any neighbouring properties.

## **7. Planning Issues**

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

## **8. Planning Considerations**

### Design and Appearance

- 8.1 Policy EN1 of the CS & P DPD states that the Local Planning Authority 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.
- 8.2 When considering the design and appearance of the extension, it is important to give significant weight to the existing planning consent at the site (17/01731/HOU). The most notable difference between the existing planning consent and the present proposal, is the hip-to-gable alteration to the host building, and the incorporation of the rear facing dormer. Such alterations have already been constructed at the property through permitted development legislation (17/000/68/CPD), over which the Local Planning Authority can exercise no planning control. In addition to these existing roof alterations, the present application also proposes a gable roof over the first floor side extension (a hipped roof was proposed within planning permission 17/01731/HOU), and at first floor level, the extension would project approximately 0.5 metres closer to the north-western flank boundary. However, much like the existing consent, the present application proposes that a hipped roof would be contained over the first floor rear extension. The

Local Planning Authority must give careful consideration as to whether the alterations in comparison to existing planning permission 17/01731/HOU, would result in significant and demonstrable harm, to an extent that a recommendation for refusal could reasonably be justified.

- 8.3 The Council's Supplementary Planning Document (SPD) on the *Design of Residential Extensions and New Residential Development* (April 2011) states that the type of roof over an extension is critical to successful design and should match the existing angle of slope and design in terms of hipped or gable ends. In terms of views from Stanhope Way, it is accepted that the application dwelling forms one of a pair of semi-detached properties, and the roof over no.10 Stanhope Way incorporates a hipped design, as do the majority of properties within the wider street scene (although a gable is present over the extension to no.6). The gable roof incorporated over the application property does not match the hipped design over no.10, and the dwellings have a poor level of symmetry in this regard. However, as the gable roof has already been constructed to the host building and constitutes permitted development (17/00068/CPD) the Council has no design control over this.
- 8.4 The first floor side extension would incorporate a gable roof that would successfully 'tie in' with the existing gable roof over the host building. The first floor side extension would be subordinate to the host dwelling as is encouraged within the Council's guidance, and would be set back some 2.95 metres from the front elevation. The ridge over the side extension would also be some 0.85 metres lower than the existing ridge, which is considered to further contribute towards a subordinate and subservient appearance. The side extension would also project approximately 4 metres beyond the existing north-western flank elevation, and would marginally exceed two-thirds of the width of the host dwelling (5.95 metres), although not to an extent (0.05 metres) that a recommendation for refusal could reasonably be justified, particularly given the 2.95 metre set back distance from the front elevation.
- 8.5 The overall scale of the side extension is also not considered to be over-dominant or out of proportion with the host building. In terms of views from Stanhope Way, the proposed front porch is further considered to have an acceptable impact upon the character of the area and the prevailing building line, owing to its siting and scale. The ground floor side extension is also considered to be acceptable in visual terms, particularly given the existing planning permission at the site. On balance, given the overall dimensions and proportions of the extension, together with the subordinate appearance and the incorporation of a gable roof at first floor level (to match the existing gable roof), it is considered that the scheme would have an acceptable impact upon the visual amenity of Stanhope Way.
- 8.6 The side and rear elevation of the extension would also have visual impact upon properties within Selwood Gardens and Heath Close, as well as upon adjoining properties, particularly when viewed from their rear garden areas. The Local Planning Authority gives significant weight to this impact, particularly given the Inspector's comments on an appeal decision in February 2015 at no.10 Stanhope Way, which was dismissed



(APP/Z3635/D/14/2229855) and was assessed against the Council's present planning guidelines and policies. Whilst each application is determined on its own merits, within this decision the Inspector acknowledged that views of the dwelling were limited until the approach into Stanhope Way, but the side elevation of the property would be seen in views across Stanhope Heath. The Inspector noted that the visual impact was not therefore confined to the area directly in front of the appeal property. Given the layout of the plot, and the relationship with properties within Selwood Gardens and Heath Close, the visual impact of the proposed rear elevation is also considered to need careful consideration.

- 8.7 As the proposed rear extension would contain a hipped roof, the proposal would not be fully compliant with the Council's SPD on design, which as highlighted above, encourages that the roof form over an extension matches the design of the existing roof, in terms of hipped or gable ends. The mixture of hipped and gable roofs is not viewed to be ideal in design terms. It is also noted within the above-mentioned appeal decision at no.10 Stanhope Way (APP/Z3635/D/14/2229855), the Inspector commented that the roof in that instance was out of keeping with the simpler roof form of the existing house. However, within the present application, the Local Planning Authority has no planning control over the hip-to-gable alteration to the existing dwelling or the rear facing dormer, as this has already been constructed through permitted development legislation. As noted above, there are also no objections visually, to the gable roof over the first floor side extension. The Local Planning Authority must therefore undertake a balancing exercise as to whether there would be significant visual harm as a result of the relationship between the first floor rear extension and the existing dormer and the proposed first floor side extension.
- 8.8 The first floor rear extension would project 3 metres beyond the existing rear elevation and would span a width of some 7.2 metres. The first floor rear extension granted within planning permission 17/01731/HOU, would have also projected 3 metres beyond the existing rear elevation, although would have spanned a width of 6.7 metres. The consented rear extension would have also incorporated a hipped roof, albeit with a small area of flat roof. Whilst the present proposal would project some 0.5 metres closer to the north-western boundary, it is not considered that an objection could be sustained for this reason, as there would not be a 'terracing effect' upon no.8 Stanhope Way, particularly as a detached garage is located alongside the boundary of this property with a relatively large visual gap maintained at first floor level. The principal of a similarly sized first floor rear extension (albeit some 0.5 metres lesser in width) in this location containing a pitched roof, has already been established within the previous permission. The Council must therefore consider whether the relationship of the rear extension with the existing dormer, and the gable over the proposed first floor side extension, would be demonstrably harmful visually to an extent that a recommendation for refusal could be reasonably justified.
- 8.9 The first floor rear extension would not be visible from the highway of Stanhope Way, and had the rear extension incorporated a gable like the side extension and host dwelling, it would have been bulkier and greater in scale. The relationship between the first floor rear extension and the existing

dormer is not viewed to be ideal. However, the dormer is existing and the Council has no control over its design. The Council has also previously accepted that a hipped roof over a first floor rear extension is acceptable in this location. On balance, whilst the rear elevation is not ideal on design terms, given the above, it is considered that there would not be sufficient and demonstrable visual harm for a recommendation for refusal.

- 8.10 The proposal also incorporates a single storey rear extension, which would project some 6 metres beyond the existing rear elevation of the dwelling. The property benefits from prior approval notification for a single storey rear extension measuring 6 metres in depth, which was granted planning consent in May 2017, under the reference 17/00069/PDH. At the time of the site visit for the current application, works had commenced on the extension but had not been completed. It is noted the existing north-western flank wall would need to be removed to implement the present proposal. The Council's SPD on design indicates that single storey rear extensions to semi-detached dwellings of up to 4 metres in depth are normally regarded as acceptable. However, whilst the extension would exceed the Council's guideline depth by 2 metres, no.10 Stanhope Way, contains an existing rear extension measuring some 4 metres in depth. Taking this in to consideration, together with the existing consent at the site for a 6 metre rear extension, it is not considered that an objection could be sustained on the basis of the depth of the ground floor element of the scheme. The shed/storage at the rear of the dwelling is also considered to be acceptable in design terms.
- 8.11 The Council has received a number of letters of representation raising concerns over the scale and massing of the scheme, and on the grounds the extension would be over-dominant in the street scene. For the reasons highlighted above, the extension is considered to be acceptable in design terms.

#### Amenity of neighbouring and adjoining properties

- 8.12 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.
- 8.13 It is considered that the proposal would have an acceptable impact upon the light, privacy and residential amenity of no.10 Stanhope Way, particularly in view of the existing planning permission at the site (17/01731/HOU). The Council has received a letter of representation raising concerns over the impact of the scheme upon this property. The extension would not breach the Council's 45° Horizontal or Vertical Guides when measured from the ground floor windows within the rear elevation of this dwelling. Such guides are designed to ensure that extensions to either side of a property do not lead to an unacceptable impact upon light. The first floor side extension would also be situated some 2.3 metres from the boundary, and taking this distance into consideration alongside the single storey rear extension to no.10, this is not considered to have an overbearing impact. The extension would also have an acceptable impact upon the privacy of no.10 given the orientation and location of the proposed windows. Additionally the extension

would not have an adverse impact upon first floor rear windows at no.10, and is not considered to have a material impact upon the roof light within the rear extension of this property.

- 8.14 The extension is also considered to have an acceptable impact upon the residential amenity of no.8 Stanhope Way. The Council has received a letter of representation raising concerns that the extension would have an overbearing impact upon this property. At its closest point the extension would be situated approximately 0.85 metres from the boundary with no.8. However, at this point no.8 Stanhope Way contains a garage, which is considered to mitigate any adverse impacts. Indeed at the rear elevation of the garage, the extension would be located some 1.5 metres from the boundary. In any event, given the irregular layout of the plot of no.8 and the application site and the orientation of both the application dwelling and no.8, it is not considered that there would not be a materially overbearing impact, particularly in view of the existing planning permission (17/01731/HOU). Furthermore the extension would not breach the Council's 45° Horizontal and Vertical guides when measured from windows in the rear elevation of this property (the garage contains a rear window but this is not considered to serve a habitable room). In addition, given the layout and orientation of the plots, together with the scheme granted within planning permission 17/01731/HOU, it is not considered that the extension would have an adverse impact upon the amenity of the rear garden of no.8.
- 8.15 It is noted the extension would contain a first floor window opening within the western flank elevation. Given this would not serve a habitable room, in the interests of privacy it is recommended that a condition is attached to the decision notice requiring this window to be contain obscure glazing. It is not considered that an objection could be sustained on privacy grounds against the ground floor windows, particularly given the fence and garage at the boundary.
- 8.16 The scheme is further considered to have an acceptable impact upon properties within Selwood Gardens and Heath Close situated to the rear of the application site owing to distance and orientation.

#### Other Matters

- 8.17 It is noted that parking provision would be lost at the site through removal of the existing garage. It was evident during the site visit that there was adequate opportunity for parking the front of the site, and as such, whilst parking provision would be lost through removal of the garage, it is not considered that an objection could be sustained on this basis. The proposal would therefore be in accordance with policy CC3.
- 8.18 In total the Council has received 9 letters of representation in objection to the proposal. Of the objections not already covered within the above report, this application relates to the extension of a residential dwelling and no other proposals are under consideration at the site other than the Certificate of Lawfulness for the existing outbuilding (18/01378/CLD). The present application does not relate to the creation of flats or an HMO and this is not under consideration. Any proposal to split the property into flats

would require planning permission, as would an HMO with more than 6 occupants. The colour of the roof tiles is considered to be satisfactory in the context of the wider street scene. The Local Planning Authority also has no planning control over the present dormer and the occupation of the applicants is not a planning matter. The views from neighbouring gardens and the impact upon footings would also not be a planning reason to recommend the application for refusal nor would neighbouring house prices or potential renting out of the property in future. Additionally the application is being determined against national planning policies and guidance as well as Spelthorne's planning policies. It is not being determined against other borough's policies. The location of the boundary is a civil matter outside of planning legislation and the applicant has completed Certificate A of the application form stating on the day 21 days before the date of the application nobody except the applicant was the owner of any part of the land or building to which the application relates.

- 8.19 The application site is located within the Heathrow Safeguarding Heights (All) Area. As such Heathrow Safeguarding were consulted, who requested that an informative was attached to the decision notice in regards to cranes. The site is also situated within the Heathrow Actual Noise Contours 60-63, and as the proposal is for a residential extension it is not viewed that an objection could be sustained on this basis.

## **9. Recommendation**

- 9.1 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; D101 Revision B, D102 Revision B, D103 Revision A, D104 Revision B, D105 Revision B, D106 Revision B, D107 Revision A, S01 Revision -, S04 Revision -, S02 Revision A, S03 Revision A S04 Revision – (Received 03.09.2018)

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. Prior to the occupation of the development hereby permitted the first floor window(s) on the western flank elevation(s) shall be obscure glazed and be non-opening to a minimum height of 1.7 metres above internal floor level in

accordance with details/samples of the type of glazing pattern to be submitted to and approved in writing by the Local Planning Authority. The(se) window(s) shall thereafter be permanently retained as installed.

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

5. That no further openings of any kind be formed in the eastern and western flank elevation(s) of the extension hereby permitted without the prior written consent of the Local Planning Authority.

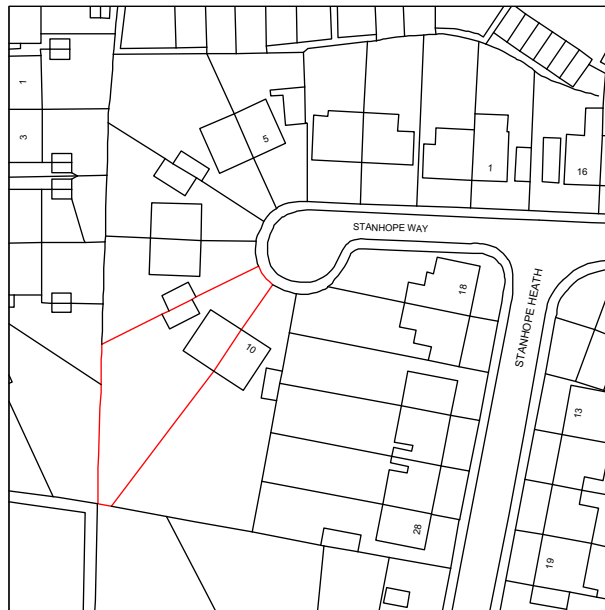
Reason:-.To safeguard the amenity of neighbouring residential properties in accordance with policies SP6 and EN1 of the Spelthorne Borough Core Strategy and Policies Development Plan Document 2009.

### **Informatives**

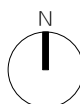
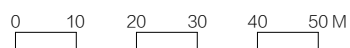
1. The applicant's attention is drawn to the requirements of the Party Wall Etc. Act 1996 in relation to work close to a neighbour's building/boundary.
2. Given the nature of the proposed development it is possible that a crane may be required during its construction. We would, therefore, draw the applicant's attention to the requirement within the British Standard Code of Practice for the safe use of Cranes, for crane operators to consult the aerodrome before erecting a crane in close proximity to an aerodrome. This is explained further in Advice Note 4, 'Cranes and Other Construction Issues' (available at <http://www.aoa.org.uk/policy-campaigns/operations-safety/>)

Notes

Site Area: 482.5m<sup>2</sup>



-	-	-	-
Revision notes			



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client  
Mr M Gogna

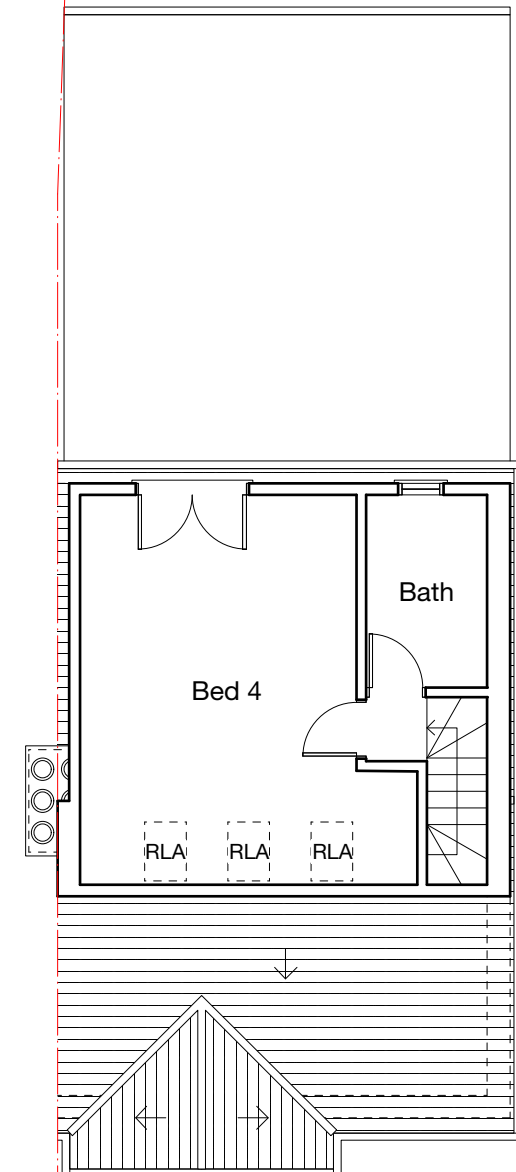
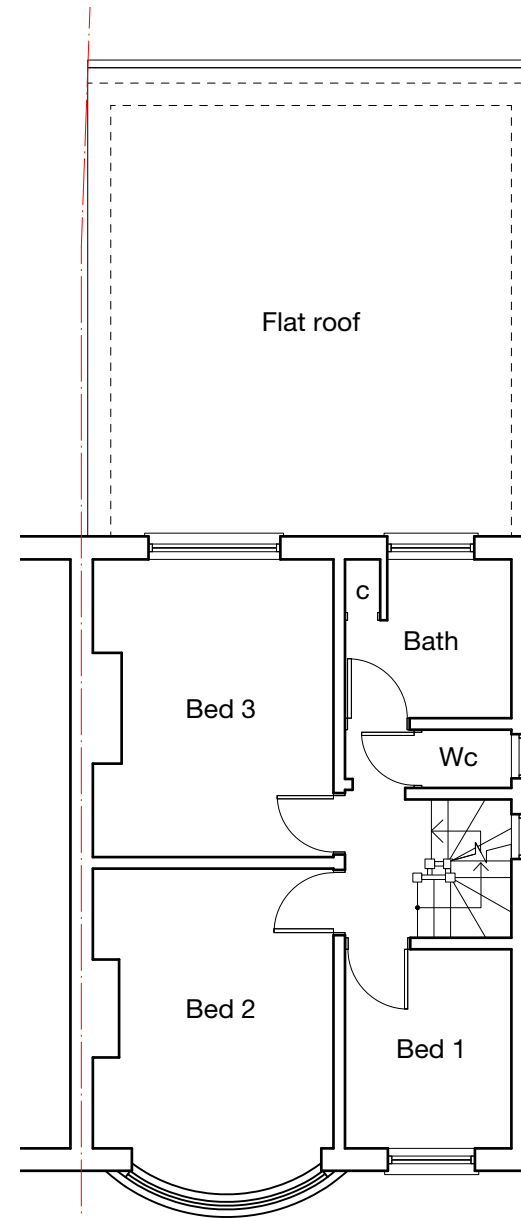
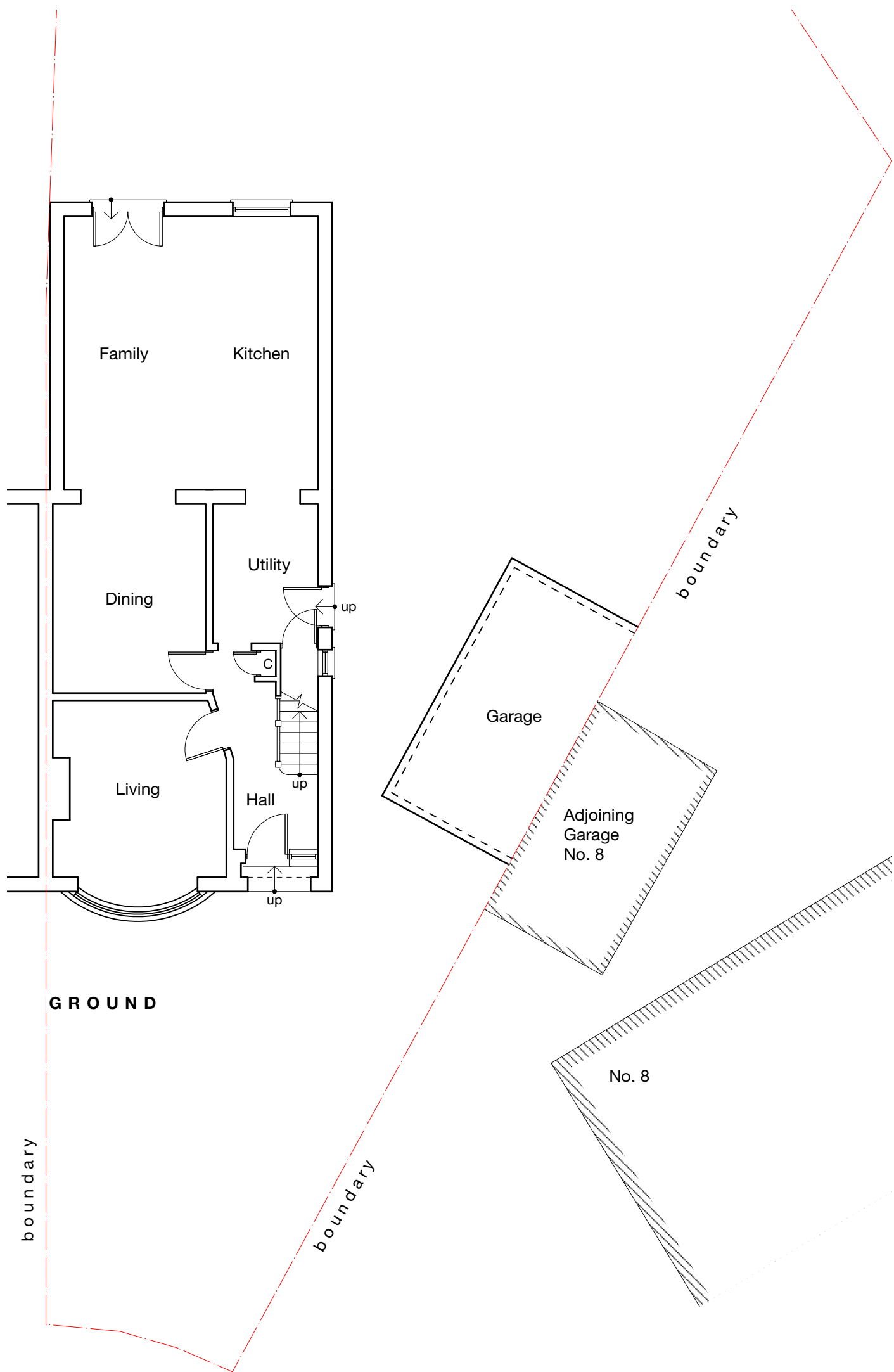
project  
9 Stanhope Way Stanwell TW19 7PJ

drawing SITE LOCATION PLAN

date  
June 2017  
work stage  
1

scale  
1:1250 at A4  
drawing no  
S01

project no  
2017.009  
revision  
-



Notes

C Cupboard  
RLA Rooflight above

Survey completed by others

A	22/08/18	G	Further information added
Revision notes			

0 1 2 3 4 5 M



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drawing EXISTING FLOOR PLANS

date  
June 2017

scale  
1:100 at A3

work stage  
1

project no  
2017.009

revision  
A

Notes

C    Cupboard

Survey completed by others



NORTH-EAST (FRONT)



NORTH-WEST (FLANK)



NORTH-WEST (FLANK)

A	22/08/18	G	Further information added
Revision notes			



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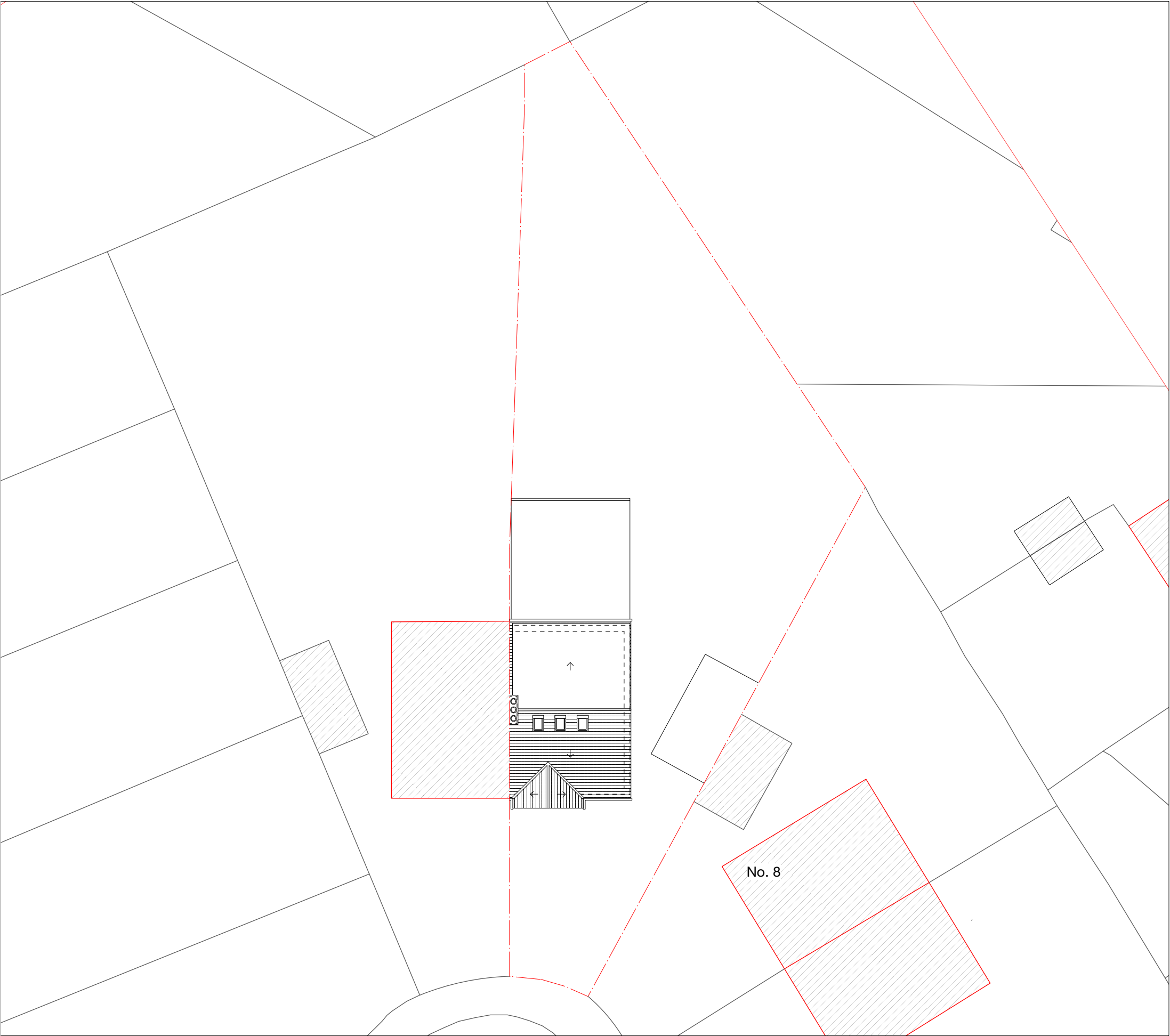
project  
9 Stanhope Way Stanwell TW19 7PJ

drawing    EXISTING ELEVATIONS

date June 2017	scale 1:100 at A3	project no <b>2017.009</b>
work stage <b>1</b>	drawing no <b>S03</b>	revision <b>A</b>







Notes

C Cupboard

Survey completed by others

-	-	-	-	-
Revision notes				





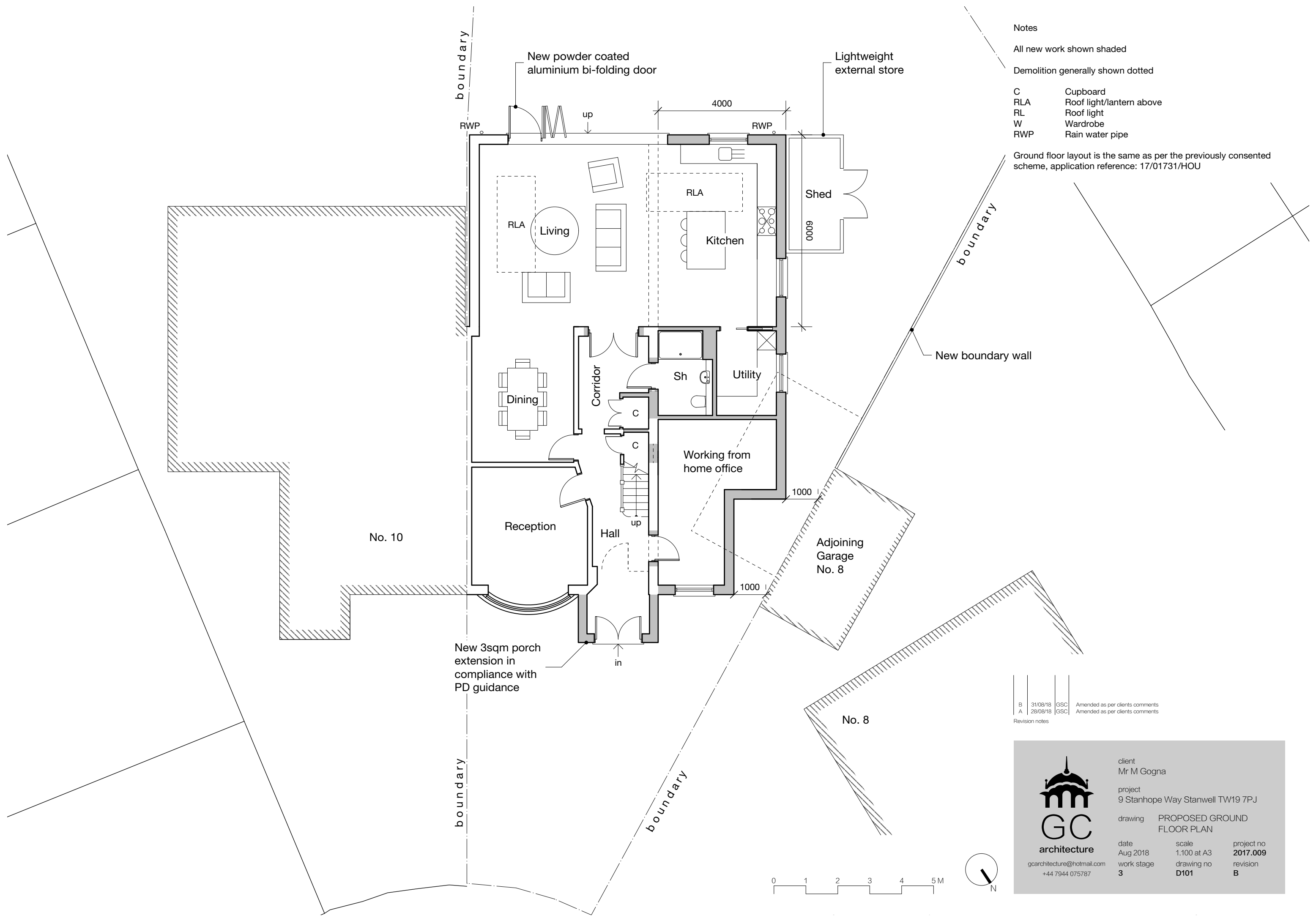
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client  
Mr M Gogna

project  
9 Stanhope Way Stanwell TW19 7PJ

drawing    EXISTING ROOF PLAN

date June 2017	scale 1:100 at A3	project no <b>2017.009</b>
work stage <b>1</b>	drawing no <b>S04</b>	revision -



Notes

All new work shown shaded

Demolition generally shown dotted

- C Cupboard
- RLA Roof light/lantern above
- RL Roof light
- W Wardrobe
- RWP Rain water pipe

Ground floor layout is the same as per the previously consented scheme, application reference: 17/01731/HOU

B	31/08/18	GSC	Amended as per clients comments
A	28/08/18	GSC	Amended as per clients comments

Revision notes



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drawing  
**PROPOSED GROUND FLOOR PLAN**

date  
Aug 2018

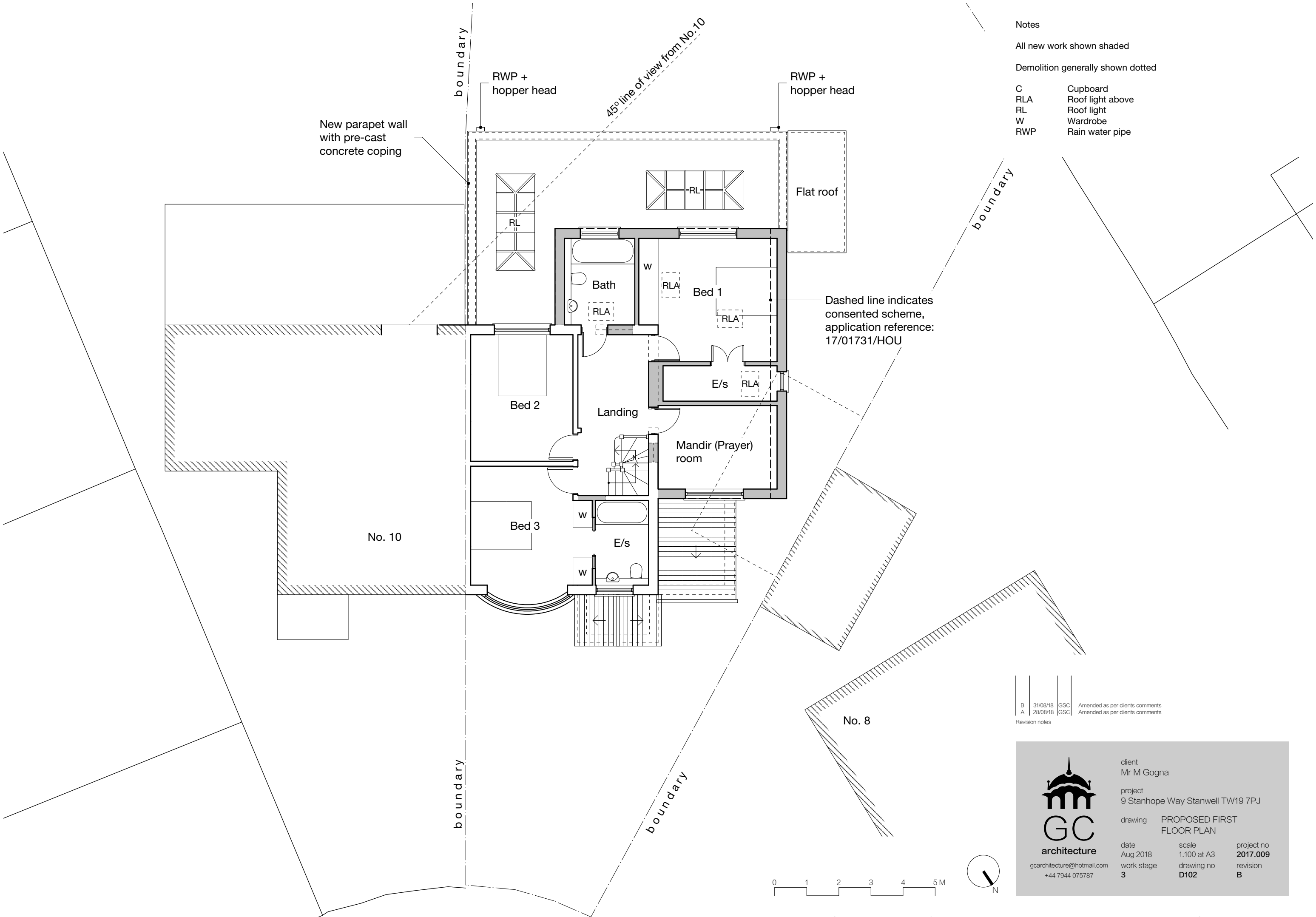
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**3**

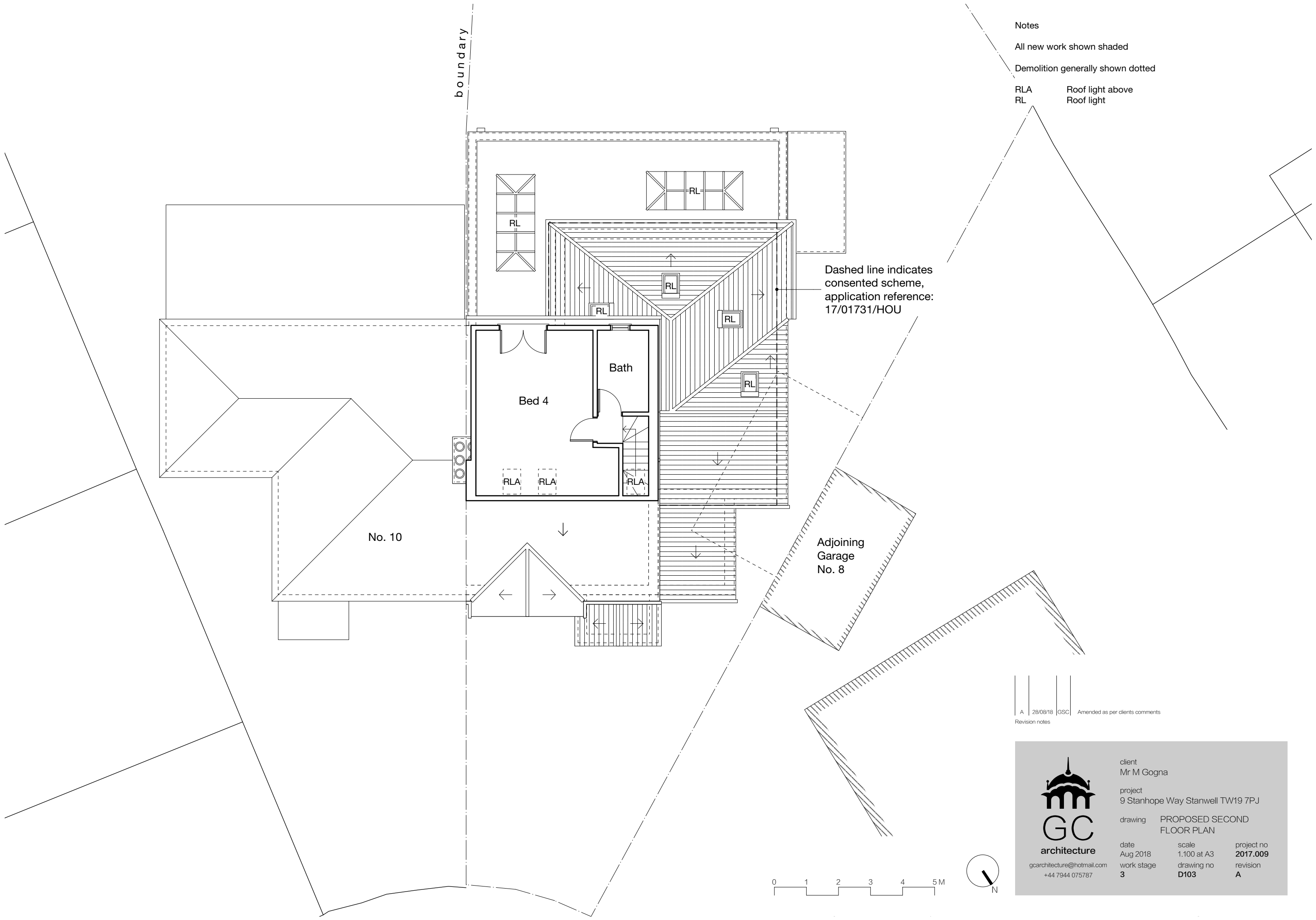
scale  
1:100 at A3

drawing no  
**D101**

project no  
**2017.009**

revision  
**B**





- Notes
- All new work shown shaded
  - Demolition generally shown dotted
  - RLA Roof light above
  - RL Roof light

Dashed line indicates  
consented scheme,  
application reference:  
17/01731/HOU

Adjoining  
Garage  
No. 8

A	28/08/18	GSC	Amended as per clients comments
Revision notes			



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PROPOSED SECOND  
FLOOR PLAN

date  
Aug 2018

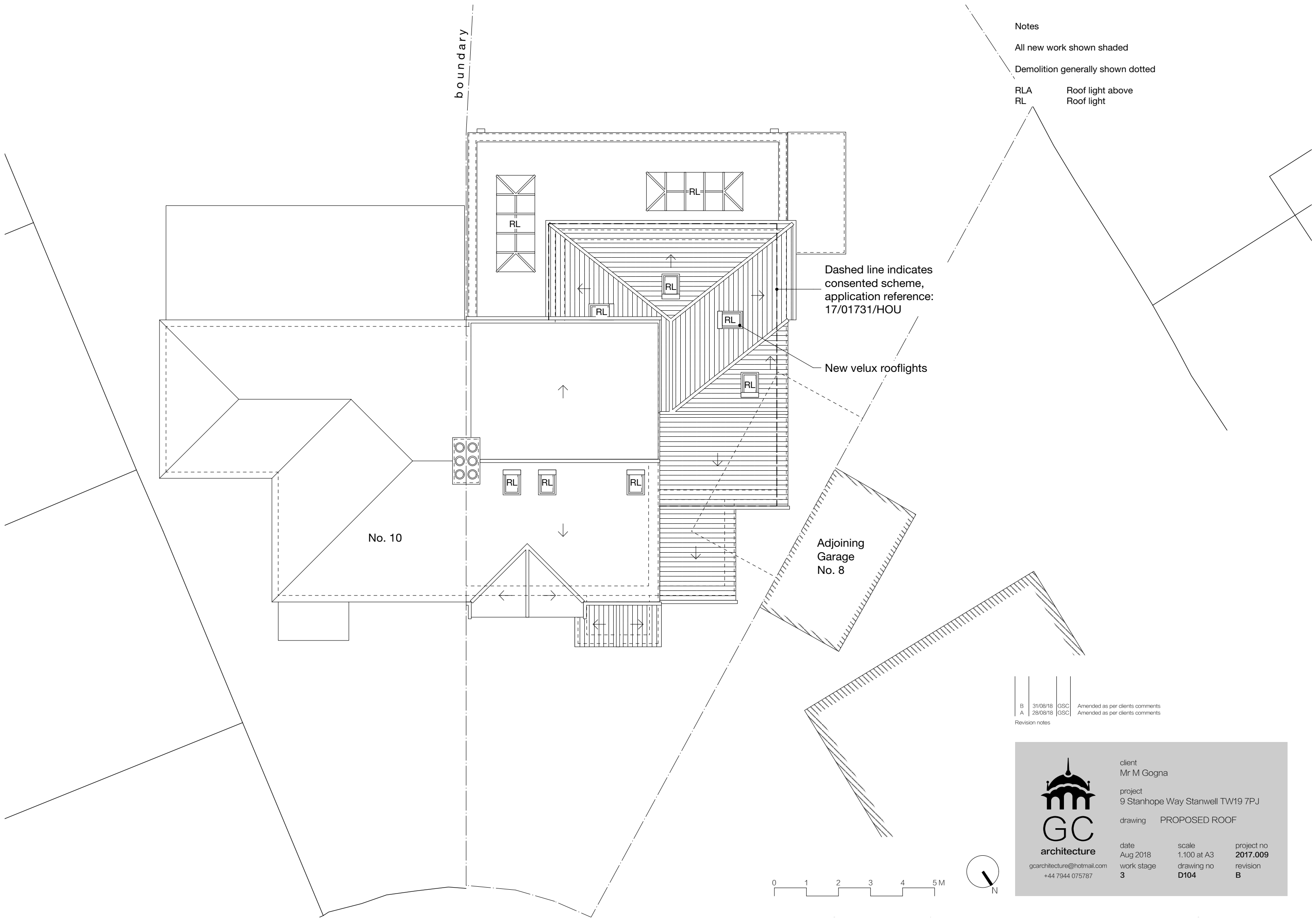
work stage  
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scale  
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drawing no  
D103

project no  
2017.009

revision  
A



Notes

All new work shown shaded

Demolition generally shown dotted

RLA Roof light above

RL Roof light

Dashed line indicates  
consented scheme,  
application reference:  
17/01731/HOU

New velux rooflights

Adjoining  
Garage  
No. 8

No. 10

B	31/08/18	GSC	Amended as per clients comments
A	28/08/18	GSC	Amended as per clients comments
Revision notes			



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drawing  
PROPOSED ROOF

date  
Aug 2018

scale  
1:100 at A3

work stage  
3

project no  
2017.009

revision  
B

0 1 2 3 4 5 M

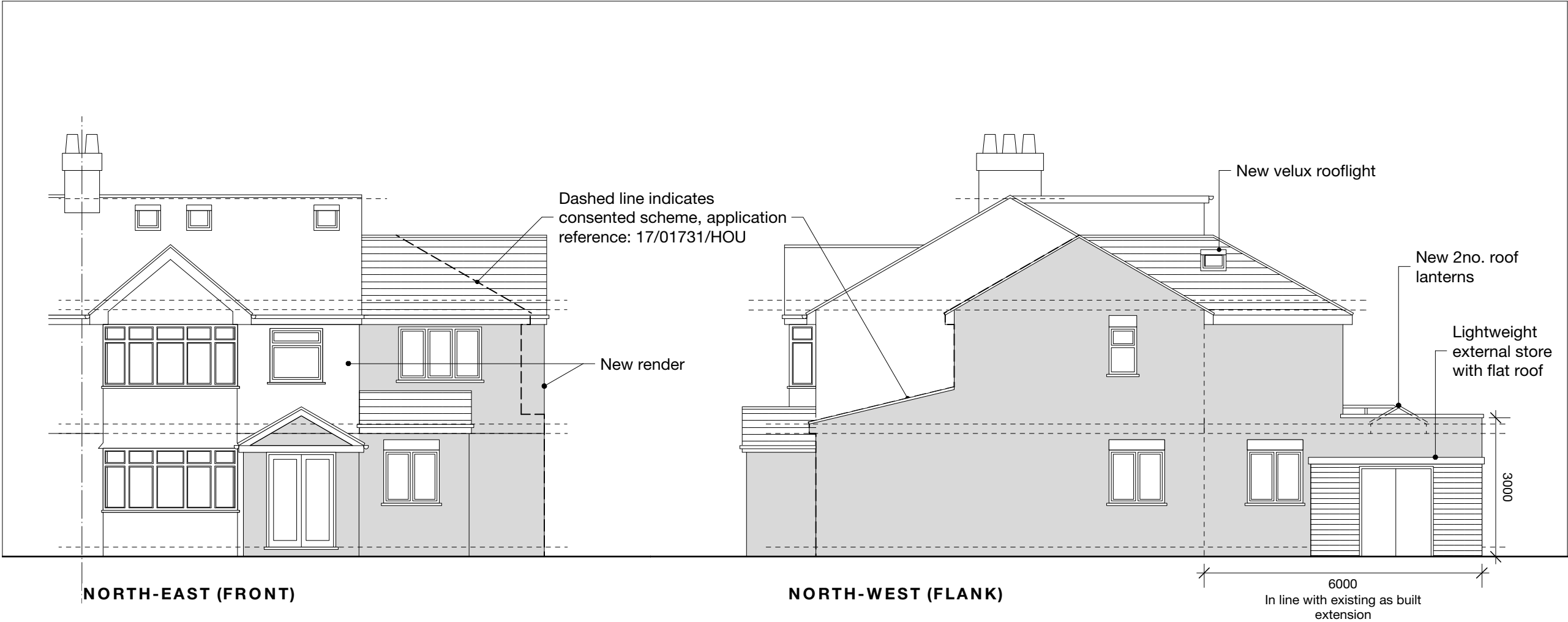


Notes

All new work shown shaded

Demolition generally shown dotted

RLA      Roof light above  
RL      Roof light



B	31/08/18	GSC	Amended as per clients comments
A	28/08/18	GSC	Amended as per clients comments
Revision notes			





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drawing      PROPOSED ELEVATIONS

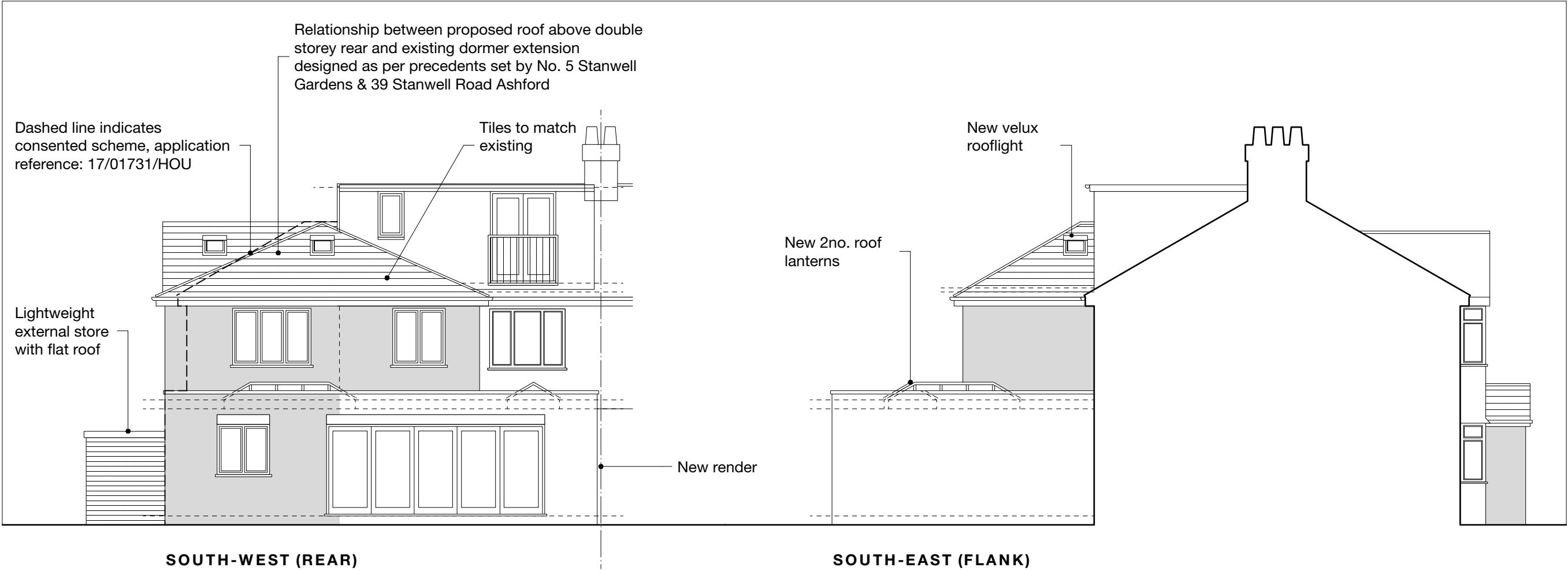
date Aug 2018	scale 1:100 at A3	project no <b>2017.009</b>
work stage <b>3</b>	drawing no <b>D105</b>	revision <b>B</b>

Notes

All new work shown shaded

Demolition generally shown dotted

RLA      Roof light above  
RL      Roof light



B	31/08/18	GSC	Amended as per clients comments
A	28/08/18	GSC	Amended as per clients comments

Revision notes





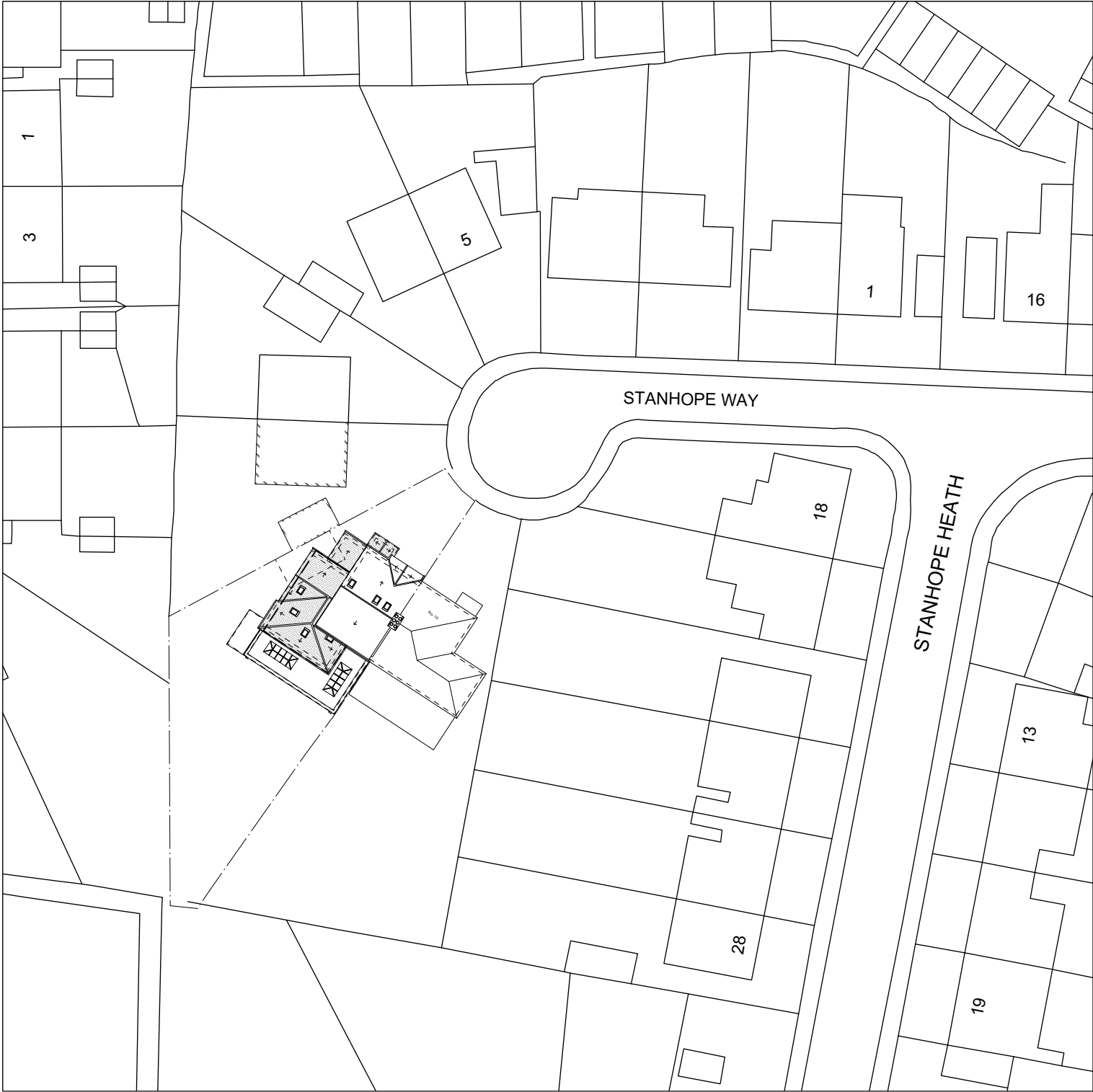
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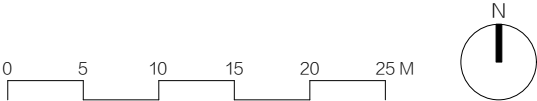
project  
9 Stanhope Way Stanwell TW19 7PJ

drawing      PROPOSED ELEVATIONS

date Aug 2018	scale 1:100 at A3	project no <b>2017.009</b>
work stage <b>3</b>	drawing no <b>D106</b>	revision <b>B</b>



A	28/08/18	GSC	Amended as per clients comments
Revision notes			





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drawing    SITE LAYOUT PLAN

date Aug 2018	scale 1:500 at A3	project no <b>2017.009</b>
work stage <b>3</b>	drawing no <b>D107</b>	revision <b>A</b>





1. View to front fo No. 9 Stanhope Way, looking south-west.



2. View to rear of No. 9 Stanhope Way and flank elevation



3. View to rear of No. 9 Stanhope Way, looking east.



4. View to rear of No. 10 Stanhope Way, looking north-east.

A	31/08/18	GSC	Further information added
Revision notes			



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PHOTOSHEET

date June 2017	scale NTS	project no 2017.009
work stage 1	drawing no S11	revision A





5. View to front fo No. 6 Stanhope Way, showing double storey extension looking north-west.



6. View to front fo No. 3 Stanhope Way, showing double storey & roof extensions looking north.



7. View to rear of No. 18 Stanhope Heath, showing side & rear wrap around extension looking east.



8. View to front of No. 9 Stanhope Heath, showing double storey side extension looking south-east.

-	-	-	-	-
Revision notes				



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date June 2017	scale NTS	project no 2017.009
work stage 1	drawing no S12	revision -





9. View to front of 5 Stanwell Gardens, TW19 7JY, showing gable end design similar to that of the proposed scheme.



10. View to rear of 5 Stanwell Gardens, TW19 7JY, showing completed rear dormer similar to that of the application site and 1st floor rear similar to the sketch proposal.



11. View to front of 35 Stanwell Road, Ashford, showing completed extensions similar to those of the application site.



12. View to front of 37 Stanwell Road, Ashford, showing gable end design similar to that of the proposed scheme.



13. View to front of 17 Thetford Road, Ashford, TW15 3BW, showing completed extensions similar to those of the application site.

-	-	-	-	-
Revision notes				



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project no	2017.009	revision	-