

Planning Committee

24 July 2019



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| Application No. | 19/00653/HOU |
| Site Address | 356 Kingston Road, Ashford, TW15 3SF |
| Applicant | Mr and Mrs Rosic |
| Proposal | Erection of a single storey rear extension |
| Case Officer | Siri Thafvelin |
| Ward | Staines South |
| Called-in | The applicant is an employee of Spelthorne Borough Council and in accordance with the Planning Code (paragraph 38) this application is being reported to Committee for a decision. |

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| Application Dates | Valid: 09.05.2019 | Expiry: 04.07.2019 | Target: Extension of time agreed |
| Executive Summary | This application is for the erection of a single storey rear extension. The proposed extension would incorporate the side walls of the existing conservatory and extend them 0.2m higher and 1.3m further beyond the rear elevation of the original dwelling. A new flat roof would be laid. The proposal is considered to be acceptable in terms of the impact on the adjoining properties and character of the area and in relation to flooding. | | |
| Recommended Decision | Approve the application subject to conditions as set out at Paragraph 8 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)
- LO1 (Flooding)

Design of Residential Extensions and New Residential Development SPD 2011

2. Relevant Planning History

2.1 There is no planning history for this site.

3. Description of Current Proposal

3.1 This application relates to 356 Kingston Road, Ashford, which is a semi-detached chalet-style dwellinghouse situated on the south side of Kingston Road opposite Fordbridge Park. The properties immediately to the east and west of the site are occupied by similar dwellings to the application property but the wider character is more mixed and comprises both single and two-storey detached dwellings. Staines Reservoirs Aqueduct runs to the south of the site. The site is within Flood Zone 2 (1 in 1000 year flood event area).

3.2 It is proposed to erect a single storey rear extension that would incorporate the side walls of the existing conservatory, extend it 1.3m further from the rear elevation of the original dwelling, and install a new and taller flat roof with two rooflights over. The depth of the resulting extension would be 4.45m from the original building and the height to the top of the parapets would be 3.4m compared with the existing height of 2.9m. The extension would have folding doors in the rear elevation and no other external openings.

3.3 Copies of the proposed plan 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 objection but request an informative to be attached to the decision notice. |

5. Public Consultation

5.1 Two letters of notification were sent out to the adjoining properties. At the time of writing, no letters of representation have been received.

6. Planning Issues

- Design and appearance
- Impact on neighbouring properties

➤ Flooding

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, paying due regard to the scale, height, proportions, building lines, layout, materials and other characteristics of adjoining buildings and land.
- 7.2 Kingston Road is largely residential and is consists of a mix of semi-detached and detached bungalows and houses. The application property makes up part of a pair of almost identical semi-detached chalet-style dwellings with a lower eaves height and taller ridge height than most of the other bungalows or chalet-style dwellings in Kingston Road. Their design and detailing makes these buildings distinctive in the streetscene and different in style to the prevailing character of the area.
- 7.3 The proposed extension would be to the rear of the host building and would therefore not be readily visible from the street or have an impact on the streetscene. The Supplementary Planning Document on the Design of Residential Extensions and New Residential Development 2011 (Design SPD) sets out that whilst single storey rear extensions may not be visible from the street they will be particularly visible from neighbouring properties and should fit in with the host building. The existing single storey rear extension has a flat roof and the proposal will only be slightly higher by 0.2m and slightly deeper by 1.3m. This is considered to be acceptable as it would not appear to over dominate the host building or be out of proportion. It is not considered that the development would have a harmful impact on the character of the area.

Impact on Neighbouring Properties

- 7.4 Policy EN1(b) of the CS & P DPD states that proposals for new development should 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 of outlook.
- 7.5 The proposed single storey rear extension would have a depth of 4.45m beyond the rear elevation of the original building. It would be situated along the boundary to no. 354 Kingston Road where it would have an eaves height of 3.1m. The extension would therefore be 0.2m taller than the existing conservatory which has a height of 2.9m to the top of the parapet wall along the boundary, and be 1.3m deeper than the existing conservatory.
- 7.6 The SPD states that single storey rear extensions with a depth of 4m are usually acceptable on semi-detached properties, subject to appropriate design and use of materials. With a depth of 4.45m the proposed extension would exceed this guidance, however, it is not considered that the depth and height of the extension along the boundary would cause significant harm to the amenities of the adjoining property. The nearest window at no. 354

Kingston Road is a wide full-height window with a sliding door that serves a living room. Whilst it is acknowledged that the proposed extension would be 1.3m deeper than the existing extension, the outlook from the neighbouring property would be similar to the existing situation and it is not considered that the proposal would result in a harmful overbearing impact or loss of light. In addition, no letter of objection has been received in response to this application. It is relevant to note that a similar proposal with a 3m high eaves could be built as Permitted Development (i.e. not require planning permission) under the Prior Notification for Larger Home Extensions procedure providing no objection is received from the adjoining neighbour.

- 7.7 The application property has an existing single storey extension that is set in approximately 2.35m from the other boundary to no. 358 Kingston Road. There is a pitched roof garage that straddles the boundary between nos. 356 and 358 that shields views across and the additional floorspace would not be readily visible from the neighbouring property. The new roof and parapets over the existing extension would be visible from no. 358 but it is not considered that the increase in height of 0.2m would cause any harm to the amenities of the neighbouring property.
- 7.8 As there would not be any windows in the side elevations of the proposed extension and the openings on the rear elevation would overlook the garden of the application property, it is considered that the proposed development would have an acceptable impact on the privacy of neighbouring residents.
- 7.9 The application site is located within the 1 in 1000 year flood event area (Flood Zone 2) where there is no objection in principle to extensions on flooding grounds. It is considered that the proposal will not have an adverse impact upon the flood area provided that it adheres to the conditions recommended by the Environment Agency in their standing advice which are recommended to be attached to the planning permission. The application will then be in accordance with policy LO1 of the CP & P DPD.
- 7.10 It is considered that the proposed development would have an acceptable impact on the character of the area and appearance of the host building, and that it would not cause unacceptable harm to neighbouring properties in terms of light, privacy or overbearing impact. Accordingly, this application is recommended for approval.

8. Recommendation

8.1 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 extension hereby permitted shall 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.

3. The development hereby permitted shall be carried out in accordance with the following approved plan: KR/356/01 received on 9 May 2019.

Reason:-.For the avoidance of doubt and to ensure the development is completed as approved.

4. There shall be no raising of existing ground levels on the site within the area liable to flood, other than in accordance with the approved details.

Reason:-.To prevent the increased risk of flooding due to impedance of flood flows and reduction in flood storage capacity in accordance with policies SP1, SP7 and LO1 of the Spelthorne Borough Core Strategy and Policies Development Plan Document 2009.

5. All spoil and building materials stored on site before and during construction shall be removed from the area of land liable to flood upon completion.

Reason:-.To prevent the increased risk of flooding due to impedance of flood flows and reduction of flood storage capacity in accordance with policies SP1, SP7 and LO1 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. This development is situated within 250 metres of a current or historic landfill site or gravel pit. A gas impermeable membrane should be incorporated within the structure along with a ventilated sub floor area. Any services entering/leaving the structure should be located above the gas impermeable membrane or alternatively, adequate seals will need to be provided if the membrane is to be breached. The details of the gas impermeable membrane and with particular attention to the joins with any existing structure and seals around any services, plus details of the sub-floor ventilation should be submitted to the Local Planning Authority for approval prior to the works being carried out.

The applicant is advised to contact Spelthorne's Pollution Control team on 01784 446251 for further advice and information before any work commences.

3. Decision Making: Working in a positive and proactive manner
In assessing this application officers have worked with the applicant in a positive and proactive manner consistent with the requirements of the NPPF. This may have included the following:
 - a) Provided 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 suggested/accepted/negotiated amendments to the scheme to resolve identified problems with the proposal and to seek to foster sustainable development and to improve the economic social and environmental conditions of the area;
- d) Have proactively communicated with the applicant through the process to advice progress, timescales or recommendation.