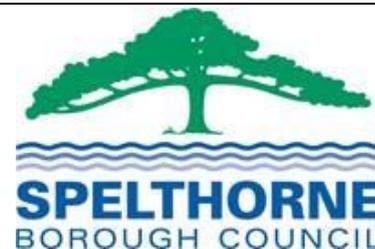


Planning Committee

11 November 2020



Application No.	20/01035/HOU
Site Address	24 Wellington Road, Ashford, TW15 3RJ
Proposal	Erection of a single storey side and rear extension
Applicant	Mr and Mrs Marland
Case Officer	Kiran Boparai
Ward	Ashford Town
Call-in details	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.

Application Dates	Valid: 07.09.2020	Expiry: 13.11.2020	Target: Extension of time agreed
Executive Summary	This application relates to 24 Wellington Road which is a two-storey detached dwellinghouse in Ashford situated on the eastern side of the road. This application is for the erection of a single storey side and rear extension. The extension would wrap around the south east corner of the dwellinghouse extending 1.7 metres in width at the side of the house and 3.5 metres in depth from the rear wall of the property, following demolition of the existing single storey rear element. The extension is designed with a pitched roof with a maximum height of 4.25 metres. The proposal is considered to be acceptable in terms of its impact on the character of the area and impact on the amenity of neighbouring properties.		
Recommended Decision	Approve the application subject to conditions as set out at paragraph 8 of this report.		

MAIN REPORT

1. Development Plan

1.1 The following policies in the Council's Core Strategy and Policies Development Plan Document (2009) are considered relevant to this proposal:

- Policy EN1 (Design of new development)

1.2 It is also considered that the following Supplementary Planning Document (SPD) is relevant:

- Design of Residential Extensions and New Residential Development Supplementary Planning Document 2011

2. Relevant Planning History

2.1 There is no relevant planning history

3. Description of Current Proposal

3.1 This application relates to 24 Wellington Road which is a two-storey detached dwellinghouse in Ashford situated on the eastern side of the road. The properties to the south of the site are also two-storey detached houses. The properties to the north are detached bungalows.

3.2 The proposal is for the erection of a single storey side and rear extension. The extension would wrap around the south east corner of the dwellinghouse extending 1.7 metres in width and 3.5 metres in depth from the rear wall of the property, following demolition of the existing single storey rear element. The extension is designed with a pitched roof with a maximum height of 4.25 metres.

4. Consultations

4.1 The following table shows those bodies consulted and their response:

Consultee	Comment
Environmental Health	No objection to the proposal works. However, Pollution Control request an informative relating to a gas impermeable membrane is attached to the decision notice.

5. Public Consultation

5.1 No letters of representation have been received

6. Planning Issues

- 6.1 The main planning consideration for this application is the impact of the proposed development on the character of the area and the impact on the amenity of neighbouring properties.

7. Planning Considerations

Character of the area

- 7.1 Policy EN1 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.
- 7.2 It is considered that the side extension does not detract from the street scene as the position and design of the side element will be well proportioned and will not over dominate the host building. The Council's Design of Residential Extensions and New Residential Development Supplementary Planning Document April 2011 (SPD) recommends that single storey side extensions should appear subordinate to the host building through a set back from the front elevation. It also states that a minimum set-in of 250mm from the boundary is required and that the roof design should be pitched. It is considered that this proposed development complies with these guidelines.
- 7.3 The proposed single storey side extension will measure 1.7 metres in width, set-in from the property boundary by 1 metre and set-back from the front elevation by 1 metre. The design of the side extension will consist of a pitched roof element which will wrap around and join the rear extension forming a continuity with the roof. When viewed from the street scene, the design is considered acceptable as it will be narrow on the street frontage and integrate well. Nearest to the street the side element will measure 2.7 metres in height and slope up to a maximum height of 4.25 metres. It is considered that through a 1 metre set-back and 1 metre set-in the proposal will have an acceptable impact on the character of the area.
- 7.4 The existing single storey rear addition measures 1.7 metres in depth, 3.1 metres in height and 2.4 metres height to the eaves. The proposed rear extension will measure 3.5 metres in depth following demolition of the existing single storey rear element. The proposed depth complies with the recommendation in the SPD that single storey rear extensions should generally not exceed 4 metres on detached properties. The proposed four rooflights on the rear roof slope are considered acceptable. The materials for the proposed development are also shown to match the existing dwellinghouse and will therefore respect the appearance of the host building. Moreover, the rear element will not be visible on the street scene.

Amenity of neighbouring properties

- 7.5 In regards to the impact on the amenity of neighbouring properties, Policy EN1 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.

- 7.6 The proposed side extension will include the installation of a utility window facing onto the neighbouring property no. 26 Wellington Road to the south of the application site. As no. 26 has no windows on its flank wall nearest to the proposed extension it is considered that the proposed window will not overlook or infringe privacy. The proposed extension will project past the rear elevation of no. 26 by 1.7 metres, however, as an appropriate separation distance of over 1 metre will be maintained between the extension and given that the distance is just 1.7 metres beyond no.26, the impact would be acceptable.
- 7.7 The neighbouring bungalow of no. 20 Wellington Road has an existing single storey rear extension which will exceed the proposed development by 1.4 metres depth and mitigates the impact of the proposal. Nearest to no. 20 Wellington Road the height of the proposed rear extension will measure 3.7 metres. The SPD states that the height of extensions nearest the property boundary should generally not exceed 3 metres. Although the proposed development exceeds this recommendation by 0.7 metres it is to be noted that as the roof design is sloping for the most part, the extension will be 3 metres or below. Furthermore, the bungalow has no windows on its side elevation therefore the proposed works will not result in a loss of sunlight, daylight, or outlook.
- 7.8 The works will not have an impact upon the existing parking space.

Conclusion

- 7.9 Overall, it is considered that the proposed development respects the character of the area, amenities of the neighbouring properties and no objections to the works have been received.
- 7.10 The proposal is considered acceptable in accordance with Policy EN1.

Equality Act 2010

- 7.11 This planning application has been considered in light of the Equality Act 2010 and associated Public Sector Equality Duty, where the Council is required to have due regard to:
- (a) eliminate discrimination, harassment, victimisation and any other conduct that is prohibited by or under this Act;
 - (b) advance equality of opportunity between persons who share a relevant protected characteristic and persons who do not share it;
 - (c) foster good relations between persons who share a relevant protected characteristic and persons who do not share it.

Human Rights Act 1998

- 7.12 This planning This planning application has been considered against the provisions of the Human Rights Act 1998.

- 7.13 Under Article 6 the applicants (and those third parties who have made representations) have the right to a fair hearing and to this end full consideration will be given to their comments.
- 7.14 Article 8 and Protocol 1 of the First Article confer a right to respect private and family life and a right to the protection of property, i.e. peaceful enjoyment of one's possessions which could include a person's home, and other land and business assets.
- 7.15 In taking account of the Council policy as set out in the Spelthorne Local Plan and the NPPF and all material planning considerations, officers have concluded on balance that the rights conferred upon the applicant/ objectors/ residents/ other interested party by Article 8 and Article 1 of the First Protocol may be interfered with, since such interference is in accordance with the law and is justified in the public interest. Any restriction of these rights posed by the approval of the application is legitimate since it is proportionate to the wider benefits of such a decision, is based upon the merits of the proposal, and falls within the margin of discretion afforded to the Council under the Town & Country Planning Acts.

8. Recommendation

8.1 To GRANT planning permission 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 plans: WR/24/01, WR/24/02 received 07.09.2020.

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

INFORMATIVES TO APPLICANT:

1. 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. On completion, documentation (such as photographs, inspection reports, etc) shall be submitted to the Local Planning Authority to demonstrate that the gas impermeable membrane has been installed in accordance with the approved plans. The applicant is advised to contact Spelthorne's Pollution Control team on 01784 446251 for further advice and information before any work commences.

2. This statement is provided in accordance with Article 35(2) of the Town and Country Planning (Development Management Procedure) (England) Order 2015. Spelthorne Borough Council seek to take a positive and proactive approach to development proposals. We work with applicants in a positive and proactive manner by:
 - Offering a pre application advice service
 - Where pre-application advice has been sought and that advice has been followed, we will advise applicants/agents of any further issues arising during the course of the application
 - Where possible officers will seek minor amendments to overcome issues identified at an early stage in the application process.

However, Spelthorne Borough Council will generally not engage in unnecessary negotiation for fundamentally unacceptable proposals or where significant changes to an application are required. Pre-application advice was not sought prior to submission and the application was acceptable as submitted.