

Planning Committee

29 June 2022



Application No.	22/00589/HOU
Site Address	44 Chaucer Road, Ashford, TW15 2QT
Applicant	Mrs A. Tooth
Proposal	Erection of a single storey side extension and a single storey rear extension
Case Officer	Kiran Boparai
Ward	Ashford Town
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.

Application Dates	Valid: 04.05.2022	Expiry: 29.06.2022	Target: Extension of time agreed to 01.07.2022
Executive Summary	This application relates to 44 Chaucer Road in Ashford which is a two-storey end of terrace dwellinghouse which has been previously extended at roof level. This application is for the erection of a single storey side extension and a single storey rear extension. The rear extension would extend the existing rear extension to infill the rear area and the single storey side extension would result in the removal of the existing covered storage area. 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 DPD 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 (SPD) 2011
- 1.3 On 19 May 2022, Council agreed that the draft Local Plan be published for public consultation under Regulation 19 of the Town and Country Planning (Local Planning) (England) Regulations 2012 (as amended). The public consultation for the Pre-Submission Publication version of the Local Plan will run from 15 June 2022 to 5 September 2022.
- 1.4 The following policy of the draft Spelthorne Local Plan 2022-2037 is of relevance:
- Policy DS1: Place shaping
- 1.5 At the current time, the draft Local Plan has been agreed by Council and the Pre-Submission Publication Version of the Local Plan to be published for public consultation under Regulation 19 consultation has not yet commenced. Therefore, the policy carries very limited weight in the decision-making process of this current planning application.
- 1.6 National Planning Policy Framework (NPPF) 2021

2. Relevant Planning History

- 2.1 The site has the following planning history:

16/00091/CPD	Certificate of proposed development for the creation of a rear dormer and installation of rooflights in front roof slope.	Grant Certificate 21.03.2016
--------------	---	---------------------------------

3. Description of Current Proposal

- 3.1 This application relates to 44 Chaucer Road situated on the northern side of the road in Ashford. The property is a two-storey end of terrace dwellinghouse which has been previously extended at roof level. The properties to the west are part of the terrace similarly designed to the subject dwelling with a uniform front and height. The properties to the east are a pair of two-storey semi-detached dwellings. The site backs onto garages accessed via Coleridge Road.

- 3.2 The proposal is for the erection of a single storey side extension and a single storey rear extension. The rear extension would measure 2.65 metres in width and 3.8 metres in depth from the rear wall of the original house. The rear extension would have a maximum height of 3.7 sloping down to 2.5 metres. The side extension would result in the removal of the existing covered storage area with an approximate 7.5 metre long extension along the flank wall of the existing dwelling. The height of the side extension would be 3.15 metres sloping down to 2.5 metres. Both the rear and the side extension would consist of a pitched roof and 2 new Velux style windows. The materials for both extensions would match those of the existing dwellinghouse.

4. Consultations

- 4.1 No consultees for this application.

5. Public Consultation

- 5.1 No letters of representation have been received.

6. Planning Issues

- 6.1 The main planning consideration for the 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 of the Core Strategy and Policies DPD 2009 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 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 host buildings of 2 or more floors of accommodation. This can be achieved by an appropriate 'set-back' from the front elevation. This should normally be a minimum of 300mm and may need to be greater depending on the scale of the extension relative to the host building. A minimum 'set-in' of 250mm from the boundary is usually necessary to allow for construction of foundations within the property boundary and to avoid roofs, gutters and downpipes overhanging neighbouring properties. The SPD further states that the roofs on single storey side extensions should have a full pitch.
- 7.3 The proposed single storey side extension will measure approximately 7.5 metres in length along the flank wall of the existing house. The plans indicate the side extension will be 'set-back' from the existing front elevation by 0.9 metres and built upon the boundary line. Whilst the extension will not be 'set-

in' from the property boundary it is to be noted that neighbouring property No. 46 Chaucer Road has an existing single storey side extension which is built upon the property boundary therefore, there is not considered to be any roof or gutter overhang. The design of the roof is proposed to be mono-pitched measuring a maximum height of 3.15 metres sloping down to 2.5 metres nearest the property boundary. It is considered that the design of the side extension will not detract from the street scene as it will be narrow on the street frontage and has been designed to be 'set-back'. Therefore, this is considered to have an acceptable impact on the character of the area.

- 7.4 The property has an existing single storey 3.8-metre-deep rear extension, it is proposed to extend this along the full width of the original dwellinghouse to infill this rear area. The guidance in the SPD states that single storey rear extensions on terrace dwellings should generally not exceed 3 metres in depth and 3 metres in height nearest the property boundary. Whilst the proposed development will be in excess of the above guidelines it is not considered that the extension will have a significant impact on the character of the area or the neighbouring properties. As the property is an end of terrace it has the relationship similar to that of a semi-detached dwelling, therefore the resulting 3.8 metre depth on the rear extension is considered to be acceptable. The proposed height of the extension will match that of the existing extension at 3.7 metres sloping down to 2.5 metres in height. As the rear extension would be a continuation of the existing rear extension and will not be visible from the street scene it is not considered to significantly impact the character of the area. The materials for the proposed development are shown to match that of the existing and the four Velux style roof lights are considered to be acceptable.

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 impact of the proposed side extension is considered to be mitigated by the existing single storey side extension at the next-door dwelling, No. 46 Chaucer Road. Whilst the rear extension would include the installation of a side facing window this is not considered to result in any adverse overlooking or loss of privacy as it would face onto the existing boundary wall. Furthermore, a separation distance of 1.6 metres will be retained from the rear extension to the property boundary with No. 46 Chaucer Road, which is considered to be appropriate. It is considered that the existing property and rear extension would shield the impact on adjoining property No. 42 Chaucer Road. There are no properties which back directly onto the application site.
- 7.7 It is considered that the proposal does not overlook, overbear, cause a loss of sunlight or daylight or outlook and therefore respects the amenities of the adjoining neighbouring properties. In addition, no objections have been received.

Conclusion

- 7.8 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.
- 7.9 The proposal is considered acceptable in accordance with Policy EN1.

Equality Act 2010

- 7.10 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

- 7.11 This planning application has been considered against the provisions of the Human Rights Act 1998.
- 7.12 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.
- 7.13 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.
- 7.14 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/ 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 extensions 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: LOCATION PLAN, CR/01, CR/02, CR/03, CR/04, received 04.05.2022.

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

Informatives:

In assessing this application, officers have worked with the applicant in a positive, creative and proactive manner consistent with the requirements of paragraphs 38-41 of the NPPF. This includes 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, timescale or recommendation.