

Planning Committee

29 June 2016



Application Nos.	16/00561/HOU		
Site Address	50 Squires Bridge Road, Shepperton, TW17 0QA		
Proposal	Erection of a single storey rear extension and a first floor rear extension		
Applicant	Ms Barbara Mulowska-Smart		
Ward	Laleham and Shepperton Green		
Call in details	The application has been called in by Cllr. Attewell due to concerns of local residents on the potential impacts of the proposal		
Case Officer	Siri Thafvelin		
Application Dates	Valid: 07.04.2016	Expiry: 02.06.2016	Target: Over 8 weeks
Executive Summary	<p>This application seeks the erection of a single storey rear extension and a first floor rear extension. The single storey rear extension would have a width of 6.6m and depth of 1m and would be situated under the existing roof of the two bay windows and French doors currently facing the rear garden. The first floor extension would have a depth of 3m as measured from the rear wall of the existing first floor and a width of 4.2m.</p> <p>This application originally proposed a first floor extension with a depth of 4.1m as measured from the rear elevation of the existing first floor as well as a balcony with a width of 6.6m and depth of 1m. The first floor extension has since been reduced in depth and the balcony has been removed to improve the relationship with neighbouring properties. The overall design, height and scale of the development respects the design and proportions of the host building. Consequently, the impact on the character and appearance of the area is considered acceptable.</p> <p>The proposal complies with Policy EN1 (Design of New Development) of the Spelthorne Borough Core Strategy and Policies DPD (2009) and the guidance contained in the Councils Supplementary Planning Document on the Design of Residential Extensions and New Residential Development (2011) and has an acceptable relationship with the surrounding residential properties.</p>		
Recommended Decision	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)
- EN2 (Green Belt)
- LO1 (Flooding)

2. Relevant Planning History

FUL/85/847	Erection of (a) a two-storey extension to provide a part double garage and w.c. and part day room on the ground floor, with a bedroom and dressing room above; (b) a two-storey front extension to provide an entrance lobby with bathroom above; (c) a single-storey rear extension to provide a dining room, utility room, kitchen and part day room; and (d) a single-storey side extension to provide a part double garage.	Grant Conditional 15.01.1986
01/00102/FUL	Erection of a single storey front extension and a first floor side extension	Refused 10.04.2001
01/00453/FUL	Erection of a single storey front extension and a first floor side extension.	Refused 20.08.2001

3. Description of Current Proposal

3.1 This application relates to No. 50 Squires Bridge Road, Shepperton, which is a two storey dwellinghouse situated on the eastern side of the road. The site is in a prominent location on the corner of Squires Bridge Road and Ash Road with a garden to the north and northeast of the property. To the north of the site the property is bounded by the River Ash. The site is within Flood Zone 2 and 3a (1 in 1000 and 1 in 100 flood event area) and is partially within the Green Belt.

3.2 The proposal is for a single storey extension and a first floor extension to the rear of the existing building. The single storey extension will occupy the space under the hipped roof of the existing bay windows and French doors at the rear of the property. The extension will be 6.6m wide and 1.7m deep and will be situated under the hipped roof of the two existing bay windows and these existing windows will be removed. It will have folding doors in the rear elevation and windows in the rear and side elevations. The proposal also

includes the erection of a first floor rear extension with a width of 4.2m and depth of 3m as measured from the rear wall of the existing two storey element. The extension will have a hipped roof with an eaves height of 6.1m and maximum height of 8.4m to match that of the existing two storey element and a window in the rear elevation.

- 3.3 The original proposal showed a first floor extension with a depth of 4.1m as measured from the rear of the existing first floor element and a balcony with a width of 6.6m and depth of 1m. The balcony extended 1.2m from the side of the proposed extension. Following discussion with the agent the proposed balcony has been removed and the extension has been reduced in depth to 3m.
- 3.4 In 2001 and 2002 two proposals for a single storey front and first floor side extension were refused. The most recent (01/00453/FUL) being for the following reason:

The proposed first floor extension, by reason of its bulk, location and proximity to the dwelling to the east would be overbearing and result in a loss of light and outlook no No. 1 Ash Road, which would be detrimental to the amenity of that adjoining property contrary to Policies BE1, BE5 and BE6 of the Borough Local Plan 2001 and the Council's Supplementary Planning Guidance on the Design for new Residential Development and Extensions.

The proposed first floor side extension was to be set in 1m from the shared boundary to No. 1 Ash Road but broke a 45 degree line drawn from the adjoining property's boundary and the 6.2m high wall was considered to be overbearing and would result in a loss of outlook to the dwelling to the east. It was also considered that it would reduce light to the windows of the adjoining property and that it did not address the previous reason for refusal (PA/01/0102) for a similar scheme.

- 3.5 Copies of the proposed plans 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	Requests that an informative is attached as the site is adjacent to a nursery (Informative 1 below)

5. Public Consultation

- 5.1 11 letters of notification were sent out to neighbouring properties. At the time of writing 3 letters of representation (including two duplicates) had been received from two separate addresses. The following concerns have been raised:
- Loss of daylight and sunlight

- Overshadowing due to size and bulk of extension
- Overlooking and loss of privacy from balcony (Officer note: This has since been removed from the proposal)
- Not in keeping with character of the area
- Increased pressure on parking
- Flood risk
- Fire risk

6. Planning Issues

- Design and appearance
- Impact on neighbouring properties
- Impact on the Green Belt
- Flooding

7. Planning Considerations

Design and appearance

- 7.1 Policy EN1(a) of the Core Strategy & Policies 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 and pay due regard to the scale, height, proportions, building lines, layout, materials and other characteristics of adjoining buildings and land.
- 7.2 The existing property is situated in a residential area largely characterised by detached dwellings with the exception of Nos. 1 and 3 Ash Road which form a pair of semi-detached buildings. The existing building is set at an angle to Ash Road on an irregular size plot with a large garden to the north and northeast of the dwellinghouse and differs from the other buildings of the area in terms of scale, orientation (not facing directly onto the road), design and plot size. The building is faced in brick painted pale yellow with several single and two storey elements with hipped roofs on the front, side and rear elevations to create an irregular shaped building. No. 50 Squires Bridge Road is adjoined by 1 Ash Road to the east which is a semi-detached chalet style dwellinghouse.
- 7.3 The proposal will be situated at the rear of the building but as the property is situated on the corner of Squires Bridge Road and Ash Road the proposal would be visible from Squires Bridge Road and Squire's Bridge, in particular, which adjoins the site to the northwest. The proposal will, however, be situated some 30m from the bridge and seen in context of the host building it is not considered that it will have an adverse impact on the street scene.
- 7.4 The first floor extension will join to the existing two storey element at the rear of the property and will match it in terms of design, height and materials. It is not considered that the proposal will appear out of proportion or out of character to the host building. It is therefore considered that the proposal meets the requirements of Policy EN1 and the Supplementary Planning

Document on the Design of Residential Extensions and New Residential Development 2011 and that it will have an acceptable impact on the character of the area.

Impact on neighbouring properties

- 7.5 Policy EN1(b) of the Core Strategy and Policies DPD 2009 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.
- 7.6 The ground floor extension will be situated under the roof of the existing to bay windows (both of which will be removed) and will be a minimum of 5.4m from the boundary to No. 1 Ash Grove and given its limited height and distance to the neighbouring property it is considered that the relationship is acceptable.
- 7.7 The first floor extension will be situated at an angle facing away from No. 1 Ash Grove and will be set in between 4m and 5m from the boundary which exceeds the minimum 1m set in from the boundary as set out in the SPD on design. The closest ground floor window at No. 1 Ash Grove appears to be a living room that is set in approximately 1m from the boundary and another window serving a kitchen is situated approximately 4m from the boundary. The proposed first floor extension does not break the 45 degree horizontal or vertical lines when taken from the windows of the neighbouring property, as required by the Council's SPD on design.
- 7.8 The first floor extension would join the existing two storey element of the building and would not have any openings in the side elevation. A condition is recommended to ensure that no windows will be formed in this elevation without the written permission of the Local Planning Authority. The balcony that formed part of the original drawings submitted for this application has been removed, and it is therefore considered that the proposal will not cause loss of privacy to the neighbouring properties.
- 7.9 Both neighbours at Nos. 1 and 3 Ash Road have written in objecting to the proposal. Their main reasons for objecting are concerns that the first floor extension will block out daylight and sunlight to their properties and that it will appear overbearing. Nos. 1 and 3 Ash Road have north facing rear gardens with a depth of 12-22m that face onto the rear garden of No. 50 Squires Bridge Road. While their concerns are noted the extension meets the requirements of the SPD in terms of distance and height and does not break the vertical or horizontal 45 degree lines and it is not considered that refusal can be justified on these grounds. The recent reduction in the depth of the first floor extension and the removal of the balcony proposed by the applicant further improves the relationship with No. 1 Ash Road.
- 7.10 It is therefore considered that the impact on the amenity of the neighbouring properties in terms of privacy, daylight, sunlight and bulk will be acceptable.

Other matters

- 7.11 The north of the site is in the Green Belt and the boundary runs across the rear of the building which means that just over half of the proposed single storey extension would be situated in the Green Belt. Policy EN2 of the Core Strategy and Policies DPD 2009 states that the Council will only permit the extension of dwellings in the Green Belt where the proposal does not significantly change the scale of the original building, regardless of the size of the plot, does not detract from the character of the area, and complies with policy EN1 on the design of new development. Part of the existing bays are within the Green Belt and the net increase in floorspace within the Green Belt is only 2.4 square metres. The first floor extension is within the urban area. Due to the very minor increase in floorspace it is considered that the impact on the Green Belt will be acceptable.
- 7.12 The proposal is for the extension of an existing bedroom to provide an en-suite and a dressing area. As no additional bedrooms are proposed it is not considered that the proposal will have an impact on local parking provision or highway safety by increasing the number of cars parked at or near the property.
- 7.13 The southern part of the application site is located within the 1 in 1000 year flood event area where there is no objection in principle to extensions on flooding grounds and the northern half of the building (where the extension will be) falls within the 1 in 100 year flood event area. The proposal includes a single storey extension with a footprint of 10.5 square metres compared to the existing bay windows and patio which together have a footprint of 7.3 square metres; an increase of 3.2 square metres. Due to the limited footprint of the proposal 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 this proposal. The application will then be in accordance with policy LO1.
- 7.14 Accordingly, the 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 development hereby permitted shall be carried out in accordance with the following approved plans and drawings:

Location plan; KJT/Squires Bridge Road/100a; /101a; 104a received 07 April 2016 and KJT/Squires Bridge Road/102a; /103b; /105c received 14 June 2016.

Reason:- For the avoidance of doubt and in the interest of proper planning

3. That no further openings of any kind be formed in the eastern elevation of the development 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.

4. The development 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.

5. 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.

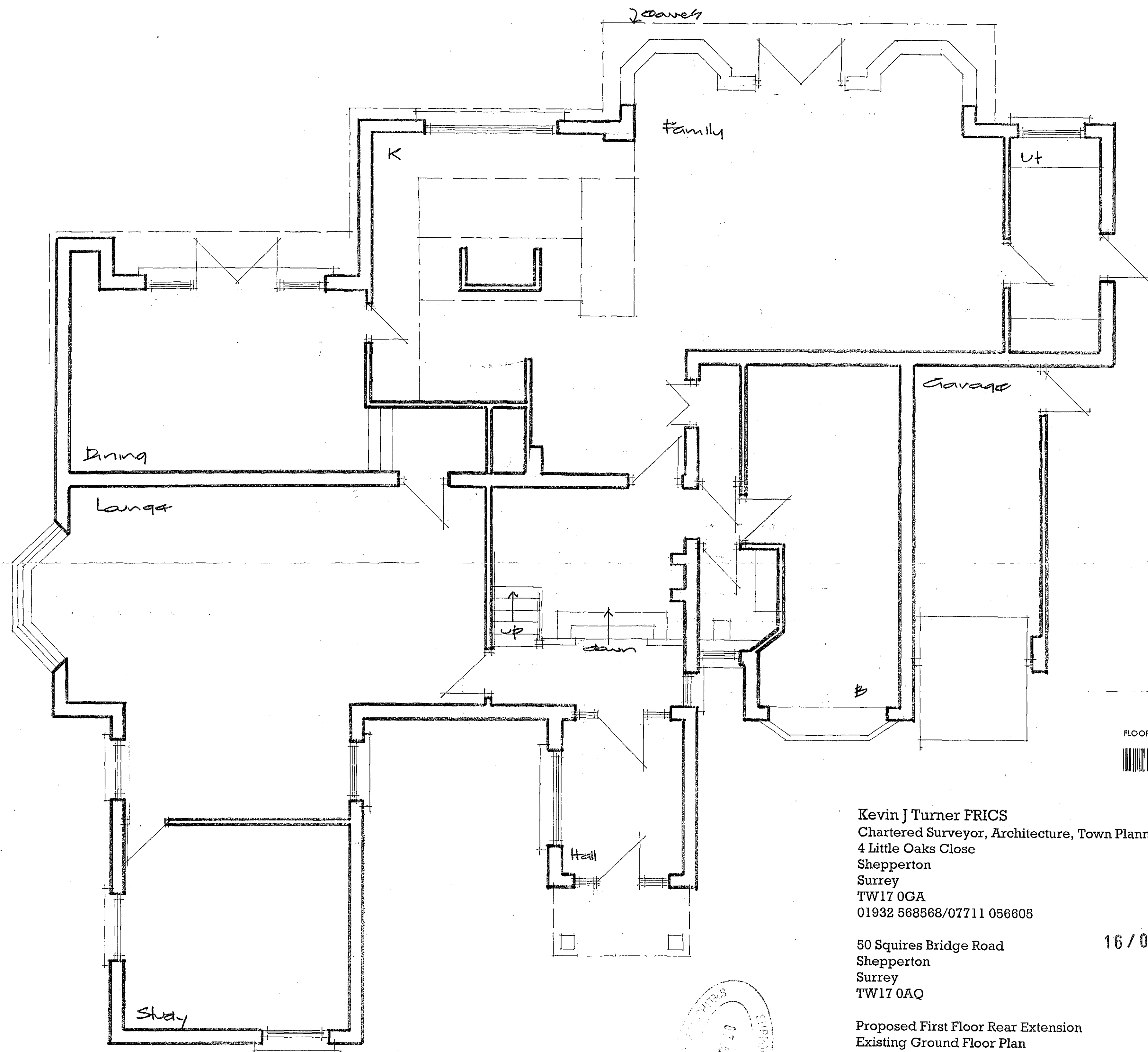
6. All spoil and building materials stored on site before and during construction shall be removed from the area of land liable to flood upon completion.

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

1. The applicant is advised that the site to which this planning permission relates is located on or near land that may contain harmful substances. Under Part C of the Building Regulations you will be required to consider this when designing the foundations of the development.
2. The applicant is advised to contact Spelthorne's Pollution Control team on 01784 446251 for further advice and information before any work commences.
3. 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 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.
- b) Have suggested/accepted/negotiated amendments to the scheme to resolve identified problems with the proposal and to seek to foster sustainable development.
- c) Have proactively communicated with the applicant through the process to advise progress, timescales or recommendation.



FLOOR PLANS ONLY - 16/00561/HOU



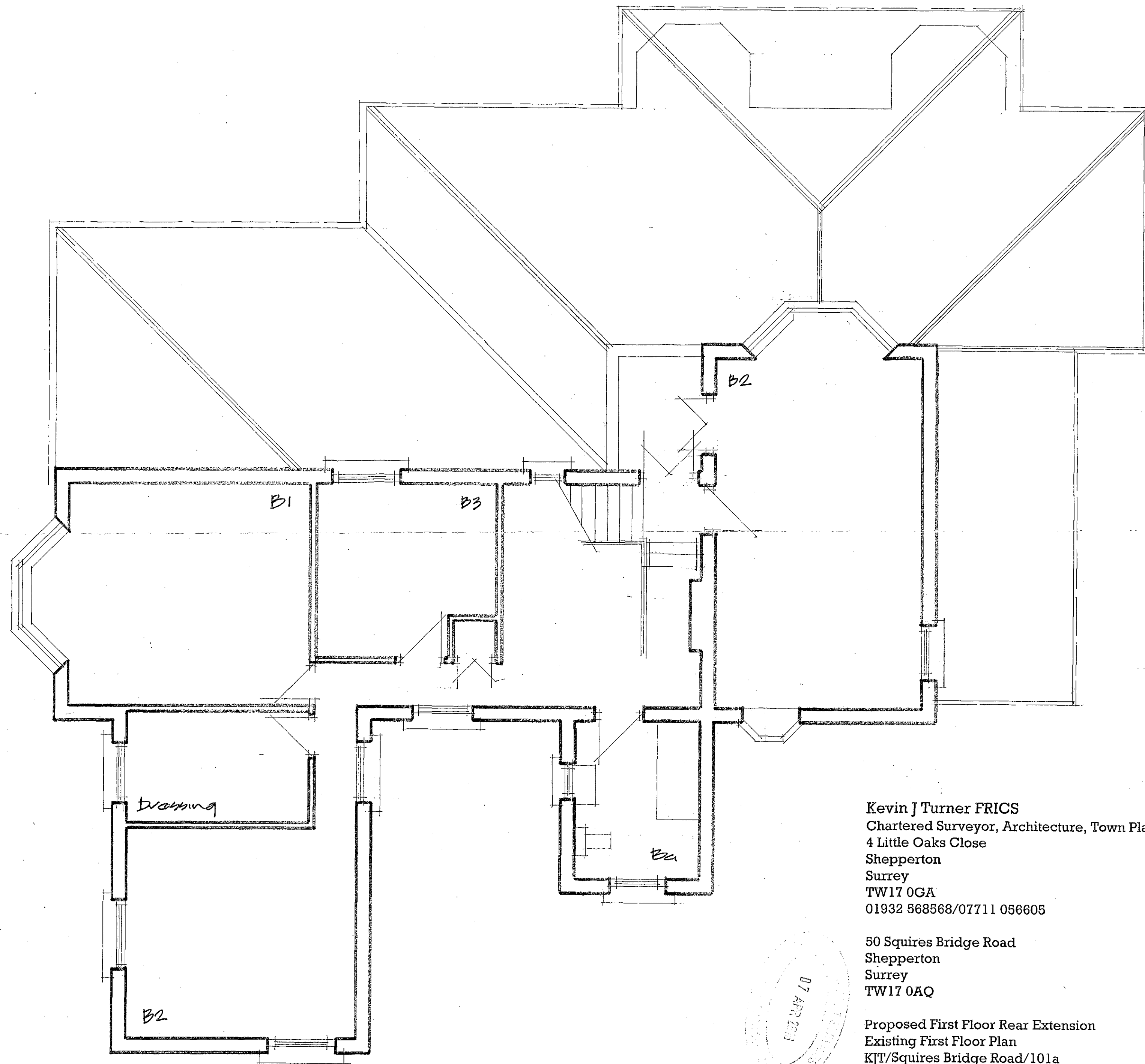
Kevin J Turner FRICS
 Chartered Surveyor, Architecture, Town Planning
 4 Little Oaks Close
 Shepperton
 Surrey
 TW17 0GA
 01932 568568/07711 056605

50 Squires Bridge Road
 Shepperton
 Surrey
 TW17 0AQ

16/00561

Proposed First Floor Rear Extension
 Existing Ground Floor Plan
 KJT/Squires Bridge Road/100a
 Scale 1-50 metric





FLOOR PLANS ONLY - 16/00561/HOU

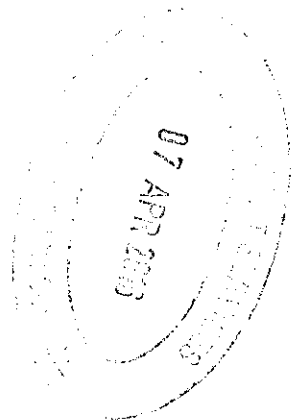


Kevin J Turner FRICS
Chartered Surveyor, Architecture, Town Planning
4 Little Oaks Close
Shepperton
Surrey
TW17 0GA
01932 568568/07711 056605

50 Squires Bridge Road
Shepperton
Surrey
TW17 0AQ

Proposed First Floor Rear Extension
Existing First Floor Plan
KJT/Squires Bridge Road/101a
Scale 1-50 metric

16/00561





Flank Elevation East

Rear Elevation

16/00561



Flank Elevation West

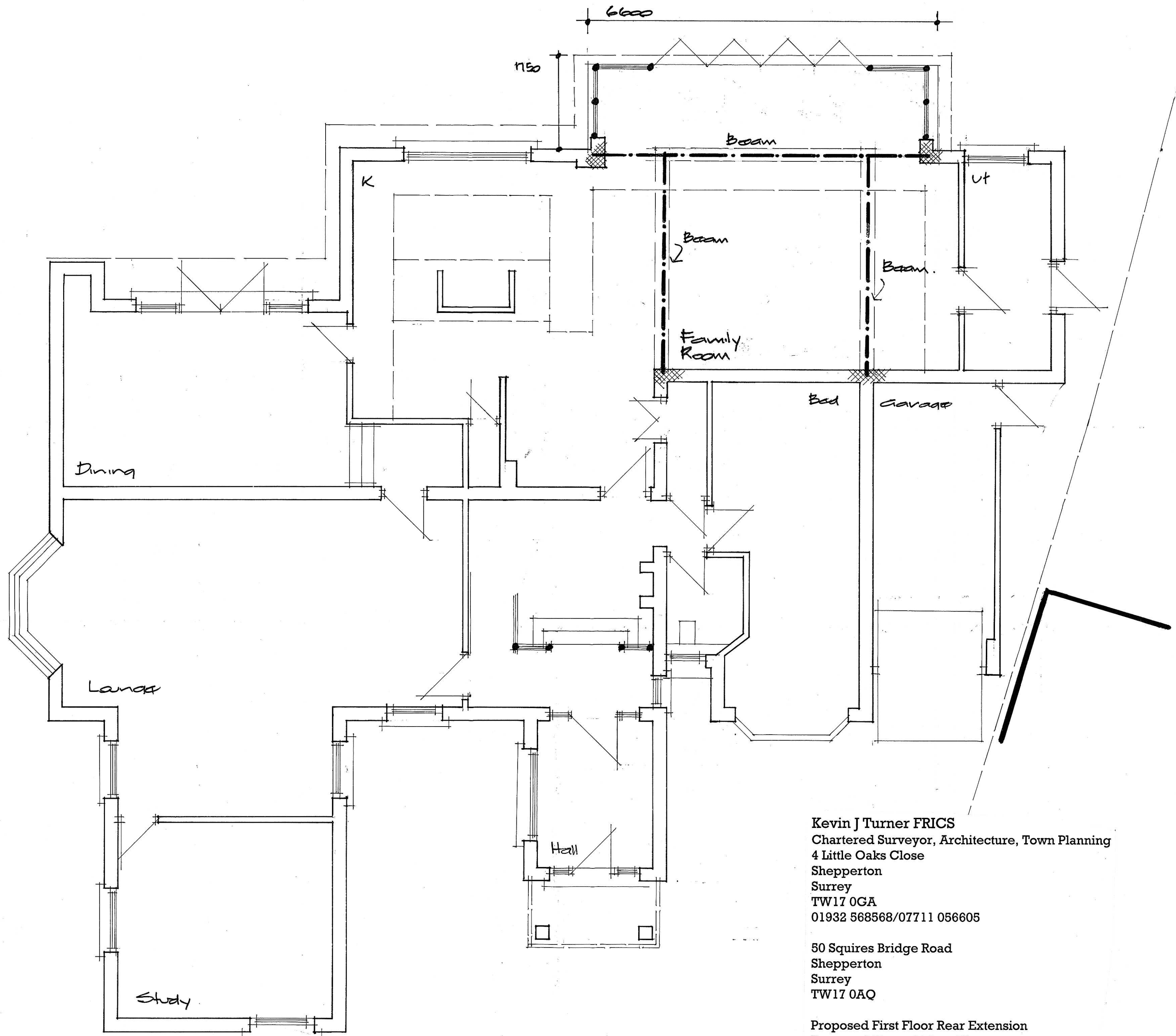
ELEVATIONS ONLY - 16/00561/HOU



Kevin J Turner FRICS
Chartered Surveyor, Architecture, Town Planning
4 Little Oaks Close
Shepperton
Surrey
TW17 0GA
01932 568568/07711 056605

50 Squires Bridge Road
Shepperton
Surrey
TW17 0AQ

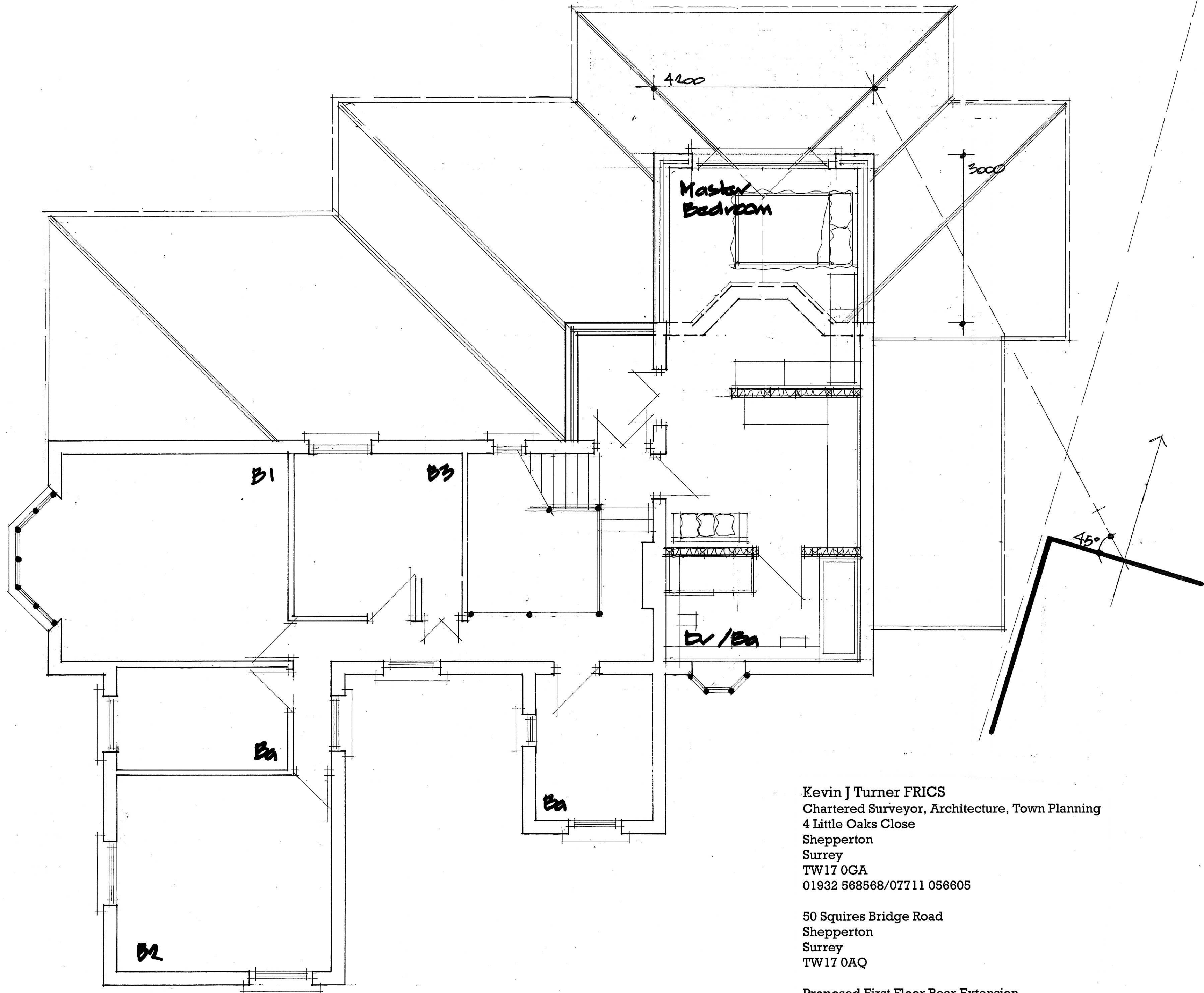
Proposed First Floor Rear Extension
Existing Elevations
KJT/Squires Bridge Road/104a
Scale 1-50 metric



Kevin J Turner FRICS
 Chartered Surveyor, Architecture, Town Planning
 4 Little Oaks Close
 Shepperton
 Surrey
 TW17 0GA
 01932 568568/07711 056605

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 Surrey
 TW17 0AQ

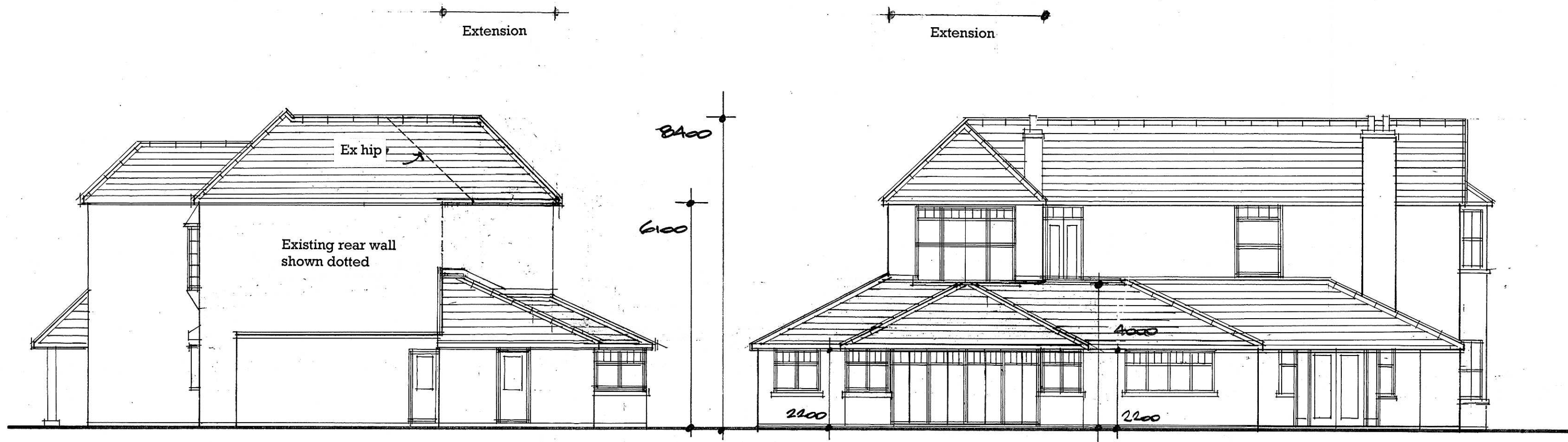
Proposed First Floor Rear Extension
 Proposed Ground Floor Plan
 KJT/Squires Bridge Road/102a
 Scale 1-50 metric



Kevin J Turner FRICS
 Chartered Surveyor, Architecture, Town Planning
 4 Little Oaks Close
 Shepperton
 Surrey
 TW17 0GA
 01932 568568/07711 056605

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 Shepperton
 Surrey
 TW17 0AQ

Proposed First Floor Rear Extension
 Proposed First Floor Plan
 KJT/Squires Bridge Road/103a(b)
 Scale 1-50 metric



Flank Elevation East

All external wall and roof finishes to match the existing building.

Rear Elevation



Flank Elevation West

Kevin J Turner FRICS
 Chartered Surveyor, Architecture, Town Planning
 4 Little Oaks Close
 Shepperton
 Surrey
 TW17 0GA
 01932 568568/07711 056605

50 Squires Bridge Road
 Shepperton
 Surrey
 TW17 0AQ

Proposed First Floor Rear Extension
 Proposed Elevations
 KJT/Squires Bridge Road/105a (B/C)
 Scale 1-50 metric