

Planning Committee

23 July 2025



Application No.	25/00683/PDH
Site Address	38 Wrens Avenue Ashford TW15 1AP
Applicant	Mrs Shelley Mehra
Proposal	Prior Approval Notification for a single storey rear extension extending 6 metres beyond the rear wall of the original house, with a maximum height of 3 metres and a height of 2.9 metres to the eaves (following demolition of existing garage and single storey rear extension).
Case Officer	Vanya Popova
Ward	Ashford East
Called-in	The applicant is related to a Ward Councillor (Councillor Chandler) for Spelthorne Borough Council. Therefore, in accordance with the Planning Code (paragraph 40) this application is being presented to Committee for a decision.

Application Dates	Valid: 10.06.2025	Expiry: 22.07.2025	Target: Extension of time agreed to 25.07.2025
Executive Summary	<p>The application site refers to 38 Wrens Avenue in Ashford, a two-storey semi-detached dwelling situated on the eastern side of the road. The application has been submitted under Class A, Part 1, Schedule 2 of the Town and Country Planning (General Permitted Development) Order 2015 (as amended) (GDPO) and seeks the Council's Prior Approval Notification for a single storey rear extension extending 6 metres beyond the rear wall of the original house, with a maximum height of 3 metres and a height of 2.9 metres to the eaves (following demolition of existing garage and single storey rear extension).</p> <p>The proposed single storey rear extension meets the requirements of Class A, Part 1, Schedule 2 of the Town and Country Planning (General Permitted Development) 2015. This is due the fact that the proposed development would not exceed more than 6 metres in depth from the original rear wall of the dwelling, the eaves would not exceed more than 3 metres in height.</p>		

	<p>Additionally, the overall height would not exceed 4 metres in height and the proposed plans show that the existing outbuilding at the rear was to be demolished.</p> <p>Additionally, no objections were received from the adjoining properties located at Nos. 37 and 39 Wrens Avenue during the neighbouring notification period. The Council, therefore, cannot consider the planning merits of the proposal and Prior Approval is not required.</p>
Recommended Decision	Approve the application subject to a reason and condition as set out in the Recommendation section (paras 7.1, 7.2 and 7.3).

MAIN REPORT

1. Development Plan

- 1.1 [The Town and Country Planning \(General Permitted Development\) Order 2015](#) (as amended) and [Permitted Development rights for householders Technical Guidance \(September 2019\)](#) for prior approval submitted under Class A, Part 1, Schedule 2 of the Order.

2. Relevant Planning History

- 2.1 The site has the following planning history:

25/00659/HOU	Erection of a single storey outbuilding at the rear of site (following demolition of outbuilding).	Under consideration
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3. Description of Current Proposal

- 3.1 The application site relates to a two-storey semi-detached dwellinghouse situated on the eastern side of Wrens Avenue in Ashford. The site contains a single storey rear extension and detached outbuilding situated adjacent to the northern flank boundary at the rear.
- 3.2 The application has been submitted under Class A, Part 1, Schedule 2 of the Town and Country Planning (General Permitted Development) Order 2015 (as amended) (GDPO) and seeks the Council's Prior Approval Notification for a single storey rear extension extending 6 metres beyond the rear wall of the original house, with a maximum height of 3 metres and a height of 2.9 metres to the eaves (following demolition of existing garage and single storey rear extension).
- 3.3 It is relevant to note that the applicant has separately submitted a Householder planning application for the erection of a single storey

outbuilding at the rear of site (following demolition of outbuilding) (ref. 25/00659/HOU).

4. Consultations

- 4.1 There were no consultations sought for this application, although the Council's Environmental Health Department has provided comments.

Statutory Consultees

Consultee	Comment
None	N/A

Non-Statutory Consultees

Consultee	Comment
Environmental Health (Contamination)	No objections, recommends informatives.

4.2 Public Consultation

A total of 3 neighbouring properties were notified of the planning application. No letters of representation have been received.

5. Planning Issues

- Whether the proposal constitutes permitted development under the requirements of Class A, Part 1, Schedule 2 of the Town and Country Planning (General Permitted Development) Order 2015 (as amended) (GDPO).

6. Planning Considerations

Permitted Development

- 6.1 Under Class A, Part 1, Schedule 2 development is not permitted if:
- (a) The permission to use the dwellinghouse as a dwellinghouse has been granted only by virtue of Class G, M, MA, N, O, P, PA or Q of Schedule 2, Part 3 of the GDPO (changes of use).
 - (b) as a result of the works, the total area of ground covered by buildings within the curtilage of the dwellinghouse (other than the original dwellinghouse) would exceed 50% of the total area of the curtilage (excluding the ground area of the original dwellinghouse);
 - (c) the height of the part of the dwellinghouse enlarged, improved or altered would exceed the height of the highest part of the roof of the existing dwellinghouse;
 - (d) the height of the eaves of the part of the dwellinghouse enlarged, improved or altered would exceed the height of the eaves of the existing dwellinghouse;

(e) the enlarged part of the dwellinghouse would extend beyond a wall which—

- (i) forms the principal elevation of the original dwellinghouse; or
- (ii) fronts a highway and forms a side elevation of the original dwellinghouse;

(f) subject to paragraph (g), the enlarged part of the dwellinghouse would have a single storey and—

- (i) extend beyond the rear wall of the original dwellinghouse by more than 4 metres in the case of a detached dwellinghouse, or 3 metres in the case of any other dwellinghouse, or
- (ii) exceed 4 metres in height;

(g) for a dwellinghouse not on article 2(3) land nor on a site of special scientific interest, the enlarged part of the dwellinghouse would have a single storey and

- (i) extend beyond the rear wall of the original dwellinghouse by more than 8 metres in the case of a detached dwellinghouse, or 6 metres in the case of any other dwellinghouse, or
- (ii) exceed 4 metres in height;

(h) the enlarged part of the dwellinghouse would have more than a single storey and—

- (i) extend beyond the rear wall of the original dwellinghouse by more than 3 metres, or
- (ii) be within 7 metres of any boundary of the curtilage of the dwellinghouse being enlarged which is opposite the rear wall of that dwellinghouse;

(i) the enlarged part of the dwellinghouse would be within 2 metres of the boundary of the curtilage of the dwellinghouse, and the height of the eaves of the enlarged part would exceed 3 metres;

(j) the enlarged part of the dwellinghouse would extend beyond a wall forming a side elevation of the original dwellinghouse, and would—

- (i) exceed 4 metres in height,
- (ii) have more than a single storey, or
- (iii) have a width greater than half the width of the original dwellinghouse;

(ja) any total enlargement (being the enlarged part together with any existing enlargement of the original dwellinghouse to which it will be joined) exceeds or would exceed the limits set out in sub-paragraphs (e) to (j);

(k) it would consist of or include— (i) the construction or provision of a verandah, balcony or raised platform, (ii) the installation, alteration or replacement of a microwave antenna, (iii) the installation, alteration or replacement of a chimney, flue or soil and vent pipe, or (iv) an alteration to any part of the roof of the dwellinghouse.; or (l) the dwellinghouse is built under Part 20 of this Schedule (construction of new dwellinghouses).

6.2 The application comprises a Prior Approval Notification for a single storey rear extension extending 6 metres beyond the rear wall of the original house, with

a maximum height of 3 metres and a height of 2.9 metres to the eaves (following demolition of existing garage and single storey rear extension).

- 6.3 The proposed application of a single storey rear extension meets the requirements of Class A, Part 1, Schedule 2 of the Town and Country Planning (General Permitted Development) 2015. This is due the fact that the proposed development would not exceed more than 6 metres in depth from the original rear wall of the dwelling, the eaves would not exceed more than 3 metres in height. Additionally, the overall height would not exceed 4 metres in height. Furthermore, the proposed plans indicate that the existing outbuilding at the rear is to be demolished.
- 6.4 Additionally, no objections were received from the adjoining properties located at Nos 37 Wrens Avenue and 39 Wrens Avenue, as well as no. 13 Kingswood Close, during the neighbour notification period, which has since (expired on 03.07.2025), the Council, therefore, cannot consider the planning merits of the proposal and Prior Approval is not required (no planning permission required).

7. Recommendation

- 7.1 The options available to the Planning Committee for decision making are:
- To approve the application as set out in the report. The decision should state "Prior Approval Not Required". This option is recommended. The report analyses, in detail, the reasons as to why the application is considered acceptable under the permitted development route.
 - To approve the application subject to additional/amended conditions. This option is not recommended. This goes beyond the scope of Class A, Part 1, Schedule 2 of the Town and Country Planning (General Permitted Development) 2015).
 - To refuse the application. This option is not recommended. The report demonstrates why officers consider the application complies with the Permitted Development criteria.
- 7.2 The application is recommended for approval, subject to a condition and informatives below.

- 7.3 APPROVE subject to the following reason and condition:

The Council's Prior Approval is not required for this proposed single storey rear extension, which constitutes Permitted Development under the terms of Class A, Part 1, Schedule 2 of the Town and Country Planning (General Permitted Development) Order 2015.

Subject to the following condition:

'The materials used in any exterior work (other than materials used in the construction of a conservatory) must be of a similar appearance to those used in the construction of the exterior of the existing dwellinghouse'.

INFORMATIVES TO APPLICANT

1. Access by the Fire Brigade

Notice of the provisions of Section 20 of the Surrey County Council Act 1985 is hereby endorsed on this planning permission. Copies of the Section may be obtained from the Council Offices or from County Hall. Section 20 of this Act requires that when a building is erected or extended, proper provision must be made for the Fire Brigade to have means of access to the building or to any neighbouring buildings. There are also requirements relating to access and facilities for the fire service contained in Part B of the Building Regulations 2000 (as amended).

2. 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.

3. That no roofs, gutters and downpipes should overhang neighbouring properties.

4. The applicants should be mindful not to create a dust nuisance during demolition works, particularly where any asbestos containing materials may be present. If removal of asbestos cement sheet roofing is required appropriate removal (without significant damage), handling and disposal by competent persons is required. The Health & Safety Executive (HSE) have produced a guide to safe removal of asbestos cement sheets, which outlines good practice, how to prepare and what equipment is needed, how to remove the sheets and how to deal with the sheets once removed:
<http://www.hse.gov.uk/pubns/guidance/a14.pdf> . There is also information on the HSE website about how to comply with the regulations, including a more generic guide to working safely with asbestos -
<http://www.hse.gov.uk/asbestos/protect.htm>.

5. The proposed single storey rear extension should not attach roof or walls with the existing nearby detached garage. Otherwise, it would need planning permission.

6. This development is situated within 250 metres of a historic pit/pond, which potentially could produce landfill gas. Gas protection measures should match those measures in place in the existing property. If there are no gas protection measures in the existing property, the developer should consider whether there is a need to incorporate gas protection measures in the development. This applies to both new buildings and extensions to existing properties.