

Planning Committee

28 October 2026



Application No.	26/00752/HOU
Site Address	53 Manor Farm Avenue, Shepperton
Applicant	Mr and Mrs Pryer
Proposal	Proposed erection of a single storey rear extension following demolition of existing extension, erection of single storey side extension. Erection of new roof with ridge height increase, 3 no. side facing dormers, 1 no. front dormer and roof lights.
Case Officer	Susanna Angell
Ward	Shepperton Town
Called-in	This application has been called in by Councillor Attewell on grounds of the impact of the proposed ridge height increase and substantial roof extension on the character of the area, the impact of the proposal on light and privacy to adjoining properties, and whether the proposed alterations are proportionate to the dwelling and respect the established scale, form and roofscape of neighbouring properties.

Application Dates	Valid: 23.07.2026	Expiry: 17.09.2026	Target: Extension of time agreed to 01.11.2026
Executive Summary	The application site is occupied by a bungalow situated on the south western side of Manor Farm Avenue. The site is situated within the 1:1000 year Flood Risk Zone (Flood Zone 2). The proposal is for a single storey rear extension following the demolition of the existing single storey rear extension. It also includes a new roof with a ridge height increase, 3 no. side facing dormers, 1 no. front dormer and 7 no. roof lights. During the course of the application, the applicant has submitted amended plans reducing the scale of the proposal and changing the design of the dormers. It is considered that it would now comply with The Design Code and the relevant Local Plan policies. As a result, the proposal is now considered to have an acceptable impact on the character of the area and impact on neighbouring amenity and is recommended for approval.		
Recommended Decision	Approve the application subject to conditions as set out in the Recommendation section (paragraph 8.1 to 8.3)		

MAIN REPORT

1. Development Plan

1.1 The following policies of the Spelthorne Local Plan 2024–2039/40 are of relevance:

- Policy PS2: Designing places and spaces
- Policy E3: Managing Flood Risk

1.2 The policies contained within the [National Planning Policy Framework](#) (NPPF) (August 2026) are also relevant

1.3 The guidance contained with the Spelthorne Design Code is also a material planning consideration in assessing this application.

2. Relevant Planning History

None

3. Description of Current Proposal

3.1 The application is for the erection of a single storey rear extension (following demolition of existing extension) and the erection of new roof with a ridge height increase, 3 no. side facing dormers, 1 no. front dormer and 7 no. roof lights.

4. Consultations

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

Consultees

Consultee	Comment
Environmental Health	No objection

5. Public Consultation

5.1 2 neighbouring properties were originally notified about the application. The Council has received a total of 12 letters of representation objecting to the proposal on the following grounds.

- A large extension would completely change the character of the road
- Changing the ridge height of the property is not in keeping with the road
- Neighbouring property would be overlooked by the upper elevation
- Development will add to parking pressure
- Severe loss of daylight
- Loss of light and overshadowing to windows and garden
- Overbearing impact and depth of rear extension

- Direct loss of privacy
- Proposal would increase bedrooms with no additional parking proposed.
- Removes a much-needed single storey dwelling from the housing stock.
- Will set a precedent for other similar development.
- No yellow site notice displayed
- Substantial loss of light to adjacent courtyard
- French doors and Juliette balcony would directly overlook neighbouring property

Amended plans were received reducing the scale of the proposal and amending its design. The application was subsequently readvertised. Two further representations were received continuing to raise objection on the following grounds:-

- Overdevelopment of the site
- Loss of daylight to key habitable rooms
- Increase bulk and proximity would lead to overshadowing
- Overbearing impact
- New side wall, roof extension and increased ridge height would reduce sunlight and natural air circulation increasing damp.
- Proposed works would result in the dwelling appearing substantially larger. Bungalows currently have a consistent architectural style and roof profile which contributes positively to the character of the street scene.
- Flood risk
- Proposal may result in inadequate rear amenity space
- Construction phase impact
- Revisions do not overcome objections relating to scale, bulk, character, amenity, flood risk or the highway/traffic implications

6. Planning Issues

- Design, character and appearance
- Amenity of neighbouring properties
- Parking provision and Highways

7. Planning Considerations

Design, character and appearance

- 7.1 Chapter 14 of the NPPF: Achieving well-designed places, sets out the policies and principles for development proposal to respect and enhance their surroundings taking into account their context.
- 7.2 Policy PS2 of the Local Plan (Designing Places and Spaces) 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, respect and make a positive contribution to the street scene and the character of the area in which they are situated and will pay due regard to the scale, height, proportions, building lines, layout, materials and other characteristics of adjoining buildings and land.

- 7.3 Appendix C of the Design Code states *“Roofs which are altered or rebuilt to accommodate a full floor of accommodation within the roof void can often be taller, bulkier and with a steeper pitched roof than would otherwise be the case, particularly if areas of flat roof are incorporated between sections of sloping roof”*.
- 7.4 The proposal initially comprised a roof extension with a ridge height increase, a substantial area of flat roof and a large rectangular dormer occupying much of the southern roof plane. The applicant has submitted amended plans seeking to address the Council’s design concerns.
- 7.5 The proposal now retains a ridge height increase, but the flat roof has been removed. The large dormer on the southern elevation has been replaced with 2 no. much smaller dormers, a small side facing dormer on the northern elevation, and a dormer on the front elevation.
- 7.6 The proposed new roof would include a 0.53m ridge height increase. However, the roof would be hipped to the front and sides, with a pitch to match the existing dwelling and the adjoining property. The roof would also extend over the garage, but it is not considered that the additional width would result in the dwelling appearing significantly out of character. Overall, the height and width of the roof is considered acceptable in appearance.
- 7.7 Appendix C of the Design Code states that ‘well designed dormers should:
- a. be located centrally or symmetrically on a roof,
 - b. be set-in a minimum of 1 metre from the roof edge, down 0.5 metres from the ridge and up 1 metre from the eaves,
 - c. incorporate a roof which is compatible with the main roof,
 - d. not be over-dominant or out of proportion.
- 7.8 Each of the dormers are now small in scale and would comply with the guidance in Appendix C. The side facing dormers are also set back from the street scene. The front facing dormer is modest in size with a pitched roof. It is also relevant to note that the Council previously approved a front facing dormer under p/a 23/01044/HOU. Overall, therefore due to their size and design, it is not considered that they would appear prominent or out of character.

Impact on the amenity of neighbouring properties

- 7.9 Policy PS2 states that proposals for new development should demonstrate that they will achieve a satisfactory relationship to adjoining properties avoiding adverse and un-neighbourly impacts in terms of loss of privacy, daylight or sunlight, or overbearing effect due to bulk and proximity or outlook.
- 7.10 The adjoining property (No.55) has a conservatory style extension to the rear. This extension has a high level obscure glazed window facing onto the application site.
- 7.11 The proposed rear extension would extend adjacent to this window and therefore restricted light to this window. However, the main source of light to this room is to the rear and through roof lights. It is also relevant to note the

applicant's could also potentially extend to the rear at this position without requiring planning permission (ie permitted development). It is therefore not considered that an objection could be sustained on grounds of loss of light to this window.

- 7.12 The proposed rear extension would measure 3.97m in depth. The new roof would extend over this element to a maximum height of 5.93m. It would extend 0.6m past the rear extension to No.55. The plans show the roof would be flat for 0.6m and then the main roof would hip away from the boundary to a central point 5.93m in height. However, this point is some 5.3m's away from the boundary. It is therefore considered that the proposal would not result in significant loss of light or overbearing impact.
- 7.13 In term of impact on privacy, 3 no. roof lights are proposed in the northern elevation. These roof lights will all be required by condition to be obscure glazed and non opening 1.7m above internal floor level in order to avoid loss of privacy.
- 7.14 Number 55 and the application property have adjoining garages at the front of the site with a small courtyard area to the rear serving a number of windows. The application includes a small side extension into this area, bringing the roof 1.42m closer to the adjoining property. The roof would be set back 1.1m from the boundary with No.55.
- 7.15 Number 55 has a window within this courtyard area facing onto the proposed roof, which is the only source of light to an office. However, the window is set back 3.8m's from the edge of the roof, and the roof would not infringe a 45 degree line taken from this window. As the 45 degree line is not infringed, it is not considered that the Council could sustain an objection to the proposal on grounds of loss of light or overbearing impact.
- 7.16 The proposed new roof line would extend approximately 3.1m past the rear elevation of No. 51 the neighbouring property to the south of the site. However, the roof would slope away from the boundary and would not infringe a 45 degree vertical line taken from the rear of the property. Furthermore, in terms of orientation, No.51 is to the south of the site. Therefore, it is not considered that the Council could sustain an objection on grounds of loss of light or overbearing impact to the rear of this property.
- 7.17 Two dormers are proposed in the southern elevation of the extension. However these would serve bathrooms and would be required by condition to be obscure glazed and non opening 1.7m above internal floor area in order to avoid loss of privacy.
- 7.18 Three roof lights are proposed in the southern elevation of the roof. These will also be required by condition to be obscure glazed and non opening 1.7m above internal floor level in order to avoid loss of privacy.
- 7.19 No residential properties adjoin the land to the rear of the site.

Parking

- 7.20 Representations received raise concerns that the increase in bedrooms would result in further on street parking pressure. The proposal is now for a 4 bedroom property. The application property has a garage (which could potentially be used for parking) and 2 further off street parking spaces. It is therefore not considered that objection could be raised on grounds of parking provision.

Flooding

- 7.21 Policy E3 (Managing Flood Risk) of the Local Plan states that applications must be supported by Flood Risk Assessments where appropriate that demonstrate the development will be safe, not increase flood risk elsewhere, and maximise opportunities to reduce flood risk from all sources.
- 7.22 The application site is located within the 1 in 1000 year flood event area (Flood Zone 2) and 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 E3.

Climate Change and Sustainability

- 7.23 Policy PS1 (Responding to the Climate Emergency) states that sustainable design and construction will be integral to new development in the Borough. All planning applications must include evidence that the below will be addressed, using as a minimum the Sustainable Construction Checklist.
- 7.24 A climate change checklist has also been submitted with this application, in accordance with Spelthorne Climate Change SPD. This checklist shows that the applicant proposes to install electric vehicle charging point, rain water harvesting, low temp heating, building insulation measures, double glazing and a smart meter. The scheme therefore performs well against the Council's SPD and climate change policies.

Equalities Act 2010

- 7.25 This planning application has been considered in the 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.
- 7.26 The question in every case is whether the decision maker has in substance had due regard to the relevant statutory need, to see whether the duty has been performed.

- 7.27 The Council's obligation is to have due regard to the need to achieve these goals in making its decisions. Due regard means to have such regard as is appropriate in all the circumstances.
- 7.28 The NPPF defines people with disabilities as individuals that have a physical or mental impairment, which has a substantial and long-term adverse effects on their ability to carry out normal day-to-day activities. This can include but is not limited to, people with ambulatory difficulties, blindness, learning difficulties, autism and mental health needs. It is considered that it would be possible for individuals with disabilities to access the development.

Human Rights Act

- 7.29 This planning application has been considered against the provisions of the Human Rights Act 1998.
- 7.30 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.
- 7.31 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.
- 7.32 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.

Financial Considerations

- 7.33 Under S155 of the Housing and Planning Act 2016, Local Planning Authorities are now required to ensure that potential financial benefits of certain development proposals are made public when a Local Planning Authority is considering whether or not to grant planning permission for planning applications which are being determined by the Council's Planning Committee. A financial benefit must be recorded regardless of whether it is material to the Local Planning Authority's decision on a planning application, but planning officers are required to indicate their opinion as to whether the benefit is material to the application or not.
- 7.34 The proposal is not a CIL (Community Infrastructure Levy) chargeable development.

Conclusion

- 7.35 In conclusion it is considered that the amended roof design is acceptable in appearance and the extension would not result in significant loss of light, privacy or overbearing impact.
- 7.36 The application is therefore considered to be in accordance with the relevant Policies of the Spelthorne Local Plan and is recommended for approval.

Recommendation

- 8.1 The options available to the Planning Committee for decision making are:
- To approve the application as set out in this report. This option is recommended. The report analyses in some detail the reasons why the application is considered to be acceptable in planning terms.
 - To approve the application subject to additional/amended conditions and informatives. This option is not recommended, the conditions and informatives are set out below..
 - To refuse the application. This option is not recommended. The report assesses why officers consider the application to be acceptable.
- 8.2 The application is recommended for approval, subject to conditions and informatives below.
- 8.3 **APPROVE** 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. No development above damp course level shall take place until details of the materials to be used for the external surfaces of the building are submitted to and approved by the Local Planning Authority. The development shall then be constructed in accordance with the approved materials and detailing.

Reason:- To ensure that the proposed development does not prejudice the appearance of the development and the visual amenities and character of the locality in accordance with Policy PS2 of the Spelthorne Local Plan March 2026.
 3. The development hereby permitted shall be carried out in accordance with the following approved plans: 230926 01, 02, 03, 04, 05, 06, 07, 08, 09, 10 rec'd 20.10.2026

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 Policy E3 of the Spelthorne Borough Local plan March 2026.

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 in flood storage capacity in accordance with Policy E3 of the Spelthorne Borough Local plan March 2026.

6. Prior to the occupation of the development hereby permitted the windows and roof lights in the southern elevation shall be obscure glazed to a minimum of level 3 obscurity and be non-opening to a minimum height of 1.7 metres above internal floor level. The(se) window(s) shall thereafter be permanently retained as installed.

Reason:- To safeguard the privacy of the adjoining property(ies) in accordance with Policy PS2 of the Spelthorne Local Plan March 2026

7. Prior to the occupation of the development hereby permitted the windows and roof light in the northern elevation shall be obscure glazed to a minimum of level 3 obscurity and be non-opening to a minimum height of 1.7 metres above internal floor level. The(se) window(s) shall thereafter be permanently retained as installed.

Reason:- To safeguard the privacy of the adjoining property(ies) in accordance with Policy PS2 of the Spelthorne Local Plan March 2026

8. That no further openings of any kind be formed in the northern or southern elevation(s) of the development hereby permitted without the prior written consent of the Local Planning Authority.

Reason:- To safeguard the privacy of the adjoining property(ies) in accordance with Policy PS2 of the Spelthorne Local Plan March 2026

Informatives

1. The applicant should be mindful not to create excessive dust emissions during demolition works, particularly where any asbestos containing materials may be present. A Refurbishment and Demolition asbestos survey is required to determine if asbestos containing materials are present. If removal of asbestos

containing materials 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 containing materials, which outlines good practice, how to prepare and what equipment is needed, how to remove it and how to deal with the waste once removed. 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>.

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.