Representations: Seven letters of representation have been received raising the following concerns:

- The proposed design is out of keeping with the character, scale or form of the Close
- Proximity to side boundaries
- Loss of privacy from the top floor
- Excessive amount of trees to be removed
- The existing state of the road

Report

Description

1. The application site is located on the northern side of Ditton Grange Close, which is a private residential cul-de-sac accessed off St Marys Road in Long Ditton. The site currently contains a detached two storey cottage style dwelling.

2. Ditton Grange Close is made up of an eclectic mix of property styles that vary considerably both in terms of age and design. The site is identified as being in sub area DHW05 (St Marys Road Long Ditton) within the Council’s Design and Character SPD.

Constraints

3. There are no relevant planning constraints.

Policy

4. In addition to the National Planning Policy Framework and the National Planning Practice Guidance, the following local policies and guidance are relevant to the determination of this application:

   Core Strategy 2011
   CS8 – Thames Ditton, Long Ditton, Hinchley Wood and Weston Green
   CS17 – Local Character, Density and Design
   CS28 – Implementation and Delivery
Development Management Plan 2015
DM1 – Presumption in favour of sustainable development
DM2 – Design and amenity
DM6 – Landscape and trees
DM7 – Access and parking
DM10 – Housing

Design & Character SPD 2012

Developer Contributions SPD 2012

Relevant Planning History

5. None

Proposal

6. Planning permission is being sought for a detached three-storey house, two rear balconies, attached garage and new access following demolition of existing house.

7. The development is overtly modern in design, comprising a flat roof with substantial glazing. The proposed building would be slight set within the existing ground in order to address the natural topography of the site and benefit from two single storey rear projections create a “U” shaped design. The maximum height of the main roof would be approximately 6m with the height of the forward projecting feature element being 7.5m both heights would be that above the proposed ground level.

8. During the determination process the applicant has amended the proposed design to ensure that a 1m separation distance is maintained between the first floor flank elevation and the side boundaries.

Consultations

9. Natural England – Raised no objection

10. Surrey County Council Transportation – Based upon the information supplied the Highway Authority has assessed the impact of the proposal on highway safety and capacity and raised no objections. The development is considered to be in accordance with DM7 of the Elmbridge Local Plan Development Management Plan 2015.

11. Tree Officer – Raised no objection subject to suitably worded conditions relating to planting and tree protection.

Positive and Proactive Engagement

12. In assessing this application, officers have worked with the applicant in a positive and proactive manner consistent with the requirements of 186-187 of the NPPF by making available pre-application advice to seek to resolve problems before the application was submitted and to foster the delivery of sustainable development.

13. A formal pre-application enquiry was undertaken prior to the submission of this proposal (Ref: PreApp1268380). The pre-application enquiry was largely for an identical scheme to which has been submitted, however concerns were raised in relation to the single storey rear projections, which have been reduced, the front boundary gates, which have now been amended in design and the suggestion that a lighter palette of materials are used has also been included within the submitted documents.
Planning Considerations

14. The main planning considerations in the determination of this application are:

- The principle of the development
- The impact of the design upon the views from within the streetscene and character of the area
- The impact upon the amenity of the neighbouring properties
- Trees
- Highways
- Biodiversity
- Financial considerations

The principle of the development

15. The National Planning Policy Framework seeks a presumption in favour of sustainable development and seeks to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings, as well as taking account of the character of different areas.

16. The site falls within Sub Area DHW05: St Mary’s Road, Long Ditton in the ‘Design and Character Supplementary Planning Document (SPD) Companion Guide’. Properties in this area date from the late 19th century through to the 21st century and vary in scale from single storey to three storeys. There is a variety of articulation and architectural detailing to large buildings which helps break up the massing and scale.

17. This proposal seeks permission for a development which is openly modern in design, comprising a flat roof and substantial glazing. Properties within this section of Ditton Grange Close are mixed in terms of scale, character and appearance. However, none of these properties are as overtly modernist in appearance as that being proposed. The NPPF offers guidance on design issues and states at Paragraph 60 that:

'Planning policies and decisions should not attempt to impose architectural styles or particular tastes and they should not stifle innovation, originality or initiative through unsubstantiated requirements to conform to certain development forms or styles. It is, however, proper to seek to promote or reinforce local distinctiveness'.

And at paragraph 61:

'Although visual appearance and the architecture of individual buildings are very important factors, securing high quality and inclusive design goes beyond aesthetic considerations. Therefore, planning policies and decisions should address the connections. Therefore, planning policies and decisions should address the connections between people and places and integration of new development into the natural, built and historic environment'.

18. The NPPF also rejects the need to conform to certain development forms or styles, whilst decisions should not attempt to impose architectural styles of particular tastes and they should not stifle innovation, originality or initiative. The local distinctiveness has been highlighted above and indicates that 21st century dwellings are located within the Sub Area. This is evident by reason of a similar development located in the adjoining road (Raeburn House, Ditton Grange Drive), which was granted planning permission (2014/3409) and works to constructed this replacement house have reached an advanced stage.

19. As a result it is considered that the principle of an overtly modernist design dwelling will be acceptable in this location.

The impact of the design upon the views from within the streetscene and character of the area

20. The proposed contemporary design includes a large area of flat roof, however this is broken up due to the introduction of the forward projecting feature.
21. It is acknowledged that the width of the proposed new dwelling would be greater than that of the existing dwelling, however, the main ridge height will be significantly reduced. The current proposal would be some 2m lower than the existing (similar to the height of the front facing dormer windows) and 1.6m lower than that of the neighbouring property (No. 2) with the forward projecting element being 0.5m lower than the existing and the same and the No. 2.

22. The proposed design of the vehicular entrance gates is similar to others adjacent to the application site and as a result they are not considered to impact upon the views from within the streetscene.

23. Due to the siting of the main two storey element of the proposed dwelling being no further forward of the existing dwelling in conjunction with the fact that there is no particular property style within the locality, it is not considered that this proposal for a contemporary design will create any significant adverse impact upon the views from within the streetscene or upon the general character of the area.

The impact upon the amenity of the neighbouring properties

24. Due to the number of queries raised by local residents in relation to the lack of separation at first floor level, the applicant amended the proposed plans to ensure that the minimum 1m separation (as identified within the Design and Character SPD) could be achieved and ensure that no terracing affect would be created.

25. The only parts of the proposed development that will breach the 45 degree angle from either of the neighbouring properties are the single storey rear projections. They have however been designed in such a way that they are sunk into the ground resulting in the flat roof height of these features being a maximum of 2.3m above the adjoining ground level. In addition due to the fact that they will also be set in from the boundary it is not considered that these features will not appear unduly overbearing or create any adverse loss of light to either neighbour.

26. The proposal does incorporate two rear balconies. In order to ensure that no adverse loss of privacy is created upon either or the neighbouring properties it is considered reasonable to impose a condition requiring a 1.8m high obscure screen to be included along the outside edge of the balcony.

Trees

27. The plans that there are a number of trees to be removed in order to implement this proposal. None of these trees benefit from any form of protection. The trees located at the front of the site do create a good screen and as a result the Tree Officer has recommended that a landscaping condition be imposed to ensure that a suitable number of better trees are planted to reduce the loss of those that currently exist. In addition the Tree Officer has suggested that suitably worded tree protection conditions are imposed to ensure that the trees being retained are suitably protected during the construction phase.

Highways

28. The Highway Authority have assessed the impact of this development upon the highway network and raised no objection on the basis that it is for a replacement house situated within a private road.

29. The proposal does however include a sufficient amount of off-street parking.

30. In light of the narrow nature of the Close it is considered reasonable to impose a Method of Construction Statement condition. This would ensure that suitable measures are put in place to both protect the highway along with ensuring that no significant nuisance is created to other users of the road.
Biodiversity

31. Due to the fact that this proposal benefits from a number of flat roof areas, the applicant as part of the proposal has taken the opportunity to make use of these areas and included green roofs increasing biodiversity opportunities.

Financial considerations

32. This proposal would require a payment towards Community infrastructure Levy (CIL) in accordance with the Council's Developer Contributions SPD, all of the requisite forms have been supplied.

Matters Raised in Representations

33. The other issues raised that have not been addressed above:

34. Damage to the highway – Ditton Grange Close is a private road and therefore any damage created by the developers/contractors as part of the construction process would be a civil matter between the owners of the road and the prospective developers.

35. Hours of work – The applicant will be advised of hours that are considered to be social working hours, however any complaints in this regard would need to be investigated by the Head of Environmental Services.

Conclusion

36. On the basis of the above and in light of any other material considerations, the proposal is considered to be in accordance with the Development Plan. Accordingly the recommendation is to grant permission.

Recommendation: Grant Permission

Conditions/Reasons

1. TIME LIMIT (FULL APPLICATION)
The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason: To comply with Section 51 of Part 4 of the Planning and Compulsory Purchase Act 2004.

2. LIST OF APPROVED PLANS
The development hereby permitted shall be carried out in strict accordance with the following list of approved plans: TP (00) 01 Rev 01, 03 Rev 3, 05 Rev 2, (10) 11 Rev 01, 12 Rev 02, 13 Rev 01, 14 Rev 01, 15 Rev 01, (11) 01 Rev 02, 11 Rev 01, 12 Rev 01, 13 Rev 01, (12) 11 Rev 01, 13 Rev 01, received on 23 June 2016 and 15 August 2016.

Reason: To ensure that the development is carried out in a satisfactory manner.

3. MATERIALS SAMPLES
NO DEVELOPMENT SHALL TAKE PLACE UNTIL SAMPLES OF THE MATERIALS TO BE USED ON THE EXTERNAL FACES AND ROOF OF THE BUILDING HAVE BEEN SUBMITTED TO AND APPROVED IN WRITING BY THE BOROUGH COUNCIL. DEVELOPMENT SHALL BE CARRIED OUT IN ACCORDANCE WITH THE APPROVED DETAILS.
Reason: To ensure that a satisfactory external appearance is achieved of the development in accordance with Policy DM2 of the Elmbridge Development Management Plan 2015. It is considered necessary for this to be a pre-commencement condition because the use of satisfactory external materials goes to the heart of the planning permission.

4 METHOD OF CONSTRUCTION STATEMENT
NO DEVELOPMENT SHALL COMMENCE UNTIL A CONSTRUCTION TRANSPORT MANAGEMENT PLAN, TO INCLUDE DETAILS OF:
(a) PARKING FOR VEHICLES OF SITE PERSONNEL, OPERATIVES AND VISITORS
(b) LOADING AND UNLOADING OF PLANT AND MATERIALS
(c) STORAGE OF PLANT AND MATERIALS
(d) PROGRAMME OF WORKS (INCLUDING MEASURES FOR TRAFFIC MANAGEMENT)
(e) PROVISION OF BOUNDARY HOARDING BEHIND ANY VISIBILITY ZONES

HAS BEEN SUBMITTED TO AND APPROVED IN WRITING BY THE LOCAL PLANNING AUTHORITY. ONLY THE APPROVED DETAILS SHALL BE IMPLEMENTED DURING THE CONSTRUCTION OF THE DEVELOPMENT.

Reason: In order that the development should not prejudice highway safety, the free flow of traffic nor cause inconvenience to other highway users in accordance with Policy DM7 of the Elmbridge Development Management Plan 2015. It is considered necessary for this to be a pre-commencement condition because the demolition and construction works could have implications on highway safety and amenity and should be agreed before any works begin.

5 BALCONY SCREEN
Prior to the first use of the first floor rear balconies hereby approved details of a 1.8m high balcony screen shall be submitted to and agreed in writing by the Borough Council and subsequently erected and maintained permanently in strict accordance with those approved plans.

Reason: To preserve the privacy of neighbouring residents in accordance with Policy DM2 of the Elmbridge Development Management Plan 2015.

6 LANDSCAPING - TREE PLANTING AND AFTERCARE
No works or development shall take place until full details of all proposed tree planting, the proposed times of planting, and arrangements for aftercare over a period of 5 years have been approved in writing by the Borough Council. All tree planting and aftercare shall be carried out in accordance with those details and at those times. If within a period of five years from the date of the planting of any tree, that tree, or any planted in replacement for it, is removed, uprooted or destroyed or dies, another tree of the same species and size as that originally planted shall be planted in the same place, unless the Borough Council gives its written consent to any variation.

Reason: To preserve and enhance the visual amenities of the locality in accordance with Policy DM6 of the Elmbridge Development Management Plan 2015.

7 TREE PROTECTION AND PRE-COMMENCEMENT INSPECTION
BEFORE DEVELOPMENT TAKES PLACE TREE PROTECTION MEASURES SHALL BE INSTALLED AND ANY FURTHER INFORMATION PROVIDED IN ACCORDANCE WITH THE SUBMITTED ARBORICULTURAL INFORMATION. THE APPLICANT SHALL ARRANGE A PRE-COMMENCEMENT MEETING AFTER THE INSTALLATION OF THE TREE PROTECTION BETWEEN THE BOROUGH COUNCIL AND THE APPLICANT'S PROJECT ARBORICULTURIST TO ALLOW INSPECTION AND VERIFICATION OF THE PROTECTION MEASURES.

Reason: This permission is granted on the basis that the trees would remain on site to mitigate the impact of the development and to preserve and enhance the visual amenities of the locality in accordance with Policy DM6 of the Elmbridge Development Management Plan 2015. It is considered necessary for this to be a pre-commencement condition because the
demolition and construction works could have implications for the future health and amenity of retained trees within the site.

8 TREE PROTECTION
In this condition "retained tree" means an existing tree, which is to be retained in accordance with the approved plans and particulars; and paragraphs (a) and (b) below shall have effect until the expiration of 5 years from the first occupation of the development.

a) no retained tree shall be cut down, uprooted or destroyed, nor shall any retained tree be pruned other than in accordance with the approved plans and particulars, without the written approval of the Borough Council. Any pruning shall be carried out in accordance with British Standard 3998 (tree work) and in accordance with any supplied arboricultural method statement.

b) if any retained tree is removed, uprooted or destroyed or dies, another tree shall be planted at the same place and that tree shall be of such size and species, and shall be planted at such time, as may be specified in writing by the Borough Council.

c) tree protection shall be maintained in-situ and not moved or removed until all construction has finished and equipment, materials, or machinery are removed from site.

d) any arboricultural protection information and plans submitted as part of the application, and listed in the approved plans condition, or submitted to meet a condition of consent shall be implemented and adhered to at all times during the construction process unless otherwise agreed in writing with the Borough Council. This shall include any requirement for arboricultural supervision and site monitoring. This condition may only fully be discharged on completion of the development subject to satisfactory written evidence of contemporaneous supervision and monitoring of tree protection throughout construction by the appointed arboriculturist.

Reason: This permission is only granted on the basis that the trees would remain on site to mitigate the impact of the development and to preserve and enhance the visual amenities of the locality in accordance with Policy DM6 of the Elmbridge Development Management Plan 2015.

Informatives

1 COMMUNITY INFRASTRUCTURE LEVY
The development permitted is subject to a Community Infrastructure Levy (CIL) liability for which a Liability Notice will be issued as soon as practical after the day on which planning permission first permits development.

To avoid breaching the CIL regulations and the potential financial penalties involved, it is essential a prior commencement notice be submitted. A blank commencement notice can be downloaded from http://www.planningportal.gov.uk/uploads/1/app/forms/form_6_commencement_notice.pdf. For the avoidance of doubt commencement of demolition of existing structure(s) covering any part of the footprint of the proposed structure(s) would be considered as commencement for the purpose of the CIL regulations.
FIGURED DIMENSIONS ONLY ARE TO BE TAKEN FROM THIS DRAWING.

ALL DIMENSIONS ARE TO BE CHECKED ON SITE BEFORE ANY WORK IS PUT IN HAND.

WHERE APPLICABLE THIS DRAWING MUST BE READ IN CONJUNCTION WITH ADDITIONAL INFORMATION PREPARED BY FLETCHER CRANE LTD AND/OR OTHERS.
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Mr Wicks

Ditton Grange Close

Proposed North Elevation

1:100

0

1

2

3

4

5

Existing Stg Level

White render

Bronze anodised frame

Sliding doors, bronze anodised frame

White render

White render

Glass balustrade behind

Glass balustrade behind

White render

Bronze anodised frame

White render

Glass balustrade behind

Sliding doors, bronze anodised frame

White render

Bronze anodised frame

White render

4 Ditton Grange Close

3 Ditton Grange Close

2 Ditton Grange Close

34.16 approx

+34.16 approx

+32.05

+39.25

+40.76

+36.55

+41.26

+34.16 approx

+33.14 approx

+32.95

6.7

22/06/2016

Planning

01

Drawing No

Job No

Job Title

Rev

Date

Status

Scale

Client’s name

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Mr Wicks

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3 Ditton Grange Close

- Timber cladding
- White render
- Glass balustrade
- White render
- Bronze anodised frame
- Timber gate
- Timber door
- +40.76
- +39.25
- +32.80

Existing Site Level

+12.30

Mr Wicks

Ditton Grange Close

Proposed East Elevation

1:100

@ A3

CF TF 22/06/2016

1540 TP(11)13 Planning 01
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