Report To East Area Planning Sub-Committee – List A – Applications For Decision

Application No: 2016/0659
Application Type: FULL
Case Officer: Steve Elliott
Expiry Date: 13/12/2016
Location: Wells Cottage 35 Ashley Road Thames Ditton Surrey KT7 0NH
Proposal: Part two/part single storey front/side/rear extension following partial demolition of existing house and garage
Applicant: Mrs Arabella Henman
Agent: Mr Richard Pain
The Loft
Chillington
nr Kingsbridge
Devon
TQ7 2LW

Decision Level: If Permit – Sub Committee
If Refused – Sub Committee
Recommendation: Permit

Representations: 7 letters of representation have been received in relation to this proposal raising the following concerns:

- The scale and bulk
- Fails to conserve the historic nature the existing house
- Fails to preserve or enhance the character of the Conservation Area
- Increased flood risk
- Additional loss of parking

Report

Description

1. Well Cottage is a detached house which appears to date back to 1843 located within a large staggered plot on southern side towards the end of Ashley Road.

Constraints

2. The relevant planning constraints are:

- Significant Unlisted Building
- Conservation Area

Policy

3. 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
Development Management Plan 2015
DM1 – Presumption in favour of sustainable development
DM2 – Design and Amenity
DM12 – Heritage

Design & Character SPD 2012

Relevant Planning History

<table>
<thead>
<tr>
<th>Reference</th>
<th>Description</th>
<th>Decision</th>
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<tbody>
<tr>
<td>2015/2975</td>
<td>Detached two storey house following demolition of existing house</td>
<td>Withdrawn</td>
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</tbody>
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Proposal

4. Planning permission is being sought for a part two/part single storey front/side/rear extension following partial demolition of existing house and garage.

5. During the determination process the scale of the first floor extension has been reduced in an attempt to address the concerns raised by the Council’s Conservation Officer. Local residents were notified of this amendment and a further 21 day consultation period was given.

Consultations

6. Conservation Officer – Originally raised an objection based upon the size of the proposed extension would result in the building appearing over dominant within the streetscene and out of proportion with the original cottage. In addition a concern was raised in terms of the proposal not preserving or enhancing the character of the Conservation Area. This comment was subsequently removed following the submission of the amended plans.

7. Thames Ditton CAAC – Raised a concern in relation to the roof design and the long flat appearance of the front elevation.

8. Tree Officer – Originally raised no objection to the tree protection measures and the removal of trees located at the rear. However a concern was raised in relation to the tree protection. A suitable tree protection plan has now been provided.

Positive and Proactive Engagement

9. 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.

10. No formal pre-application advice was sought prior to the submission of this application.

Planning Considerations

11. The main planning considerations in the determination of this application are:
   - Principle of development
   - The design of the proposal and its impact on the host dwelling, the character of the Conservation Area and the streetscene
   - The impact on the amenity of the neighbouring properties
   - Trees
Principle of development

12. On the basis that Well Cottage was identified as being a Significant Unlisted Building within a character appraisal that was carried out for the Conservation Area in September 2011. These buildings make a positive contribution to the character of the Conservation Area and therefore can be regarded as a non-designated Heritage Asset. Policy DM12 identifies that “Development within or affecting the setting of a Conservation Area, including views in or out, should preserve or enhance the character and appearance of the area, taking account of the streetscape, plot and frontage sizes, materials and relationships between existing buildings and spaces.” As a result in terms of assessing this proposal it should not only take account of the impact upon the adjoining neighbouring properties but also the character and appearance of the Conservation Area.

The design of the proposal and its impact on the host dwelling, the character of the Conservation Area and the streetscene

13. The area is characterised by a mix of detached and semi-detached properties that vary considerably in age, however the design of the properties are relatively similar. The application site is considered to be the anomaly within the road.

14. The key design issue relates to the extent of the proposed first floor extension which originally spanned across the entire single storey side projection as existing. This was considered by the Conservation Officer to result the proposal would appear significantly larger when compared with that of the existing cottage and not allow for any substantial separation between neighbouring properties. As a result of these comments the applicant amended the proposed design.

15. The Conservation Officer has identified that the amended scheme is an improvement upon the original design and that the building has been reduced at first floor level and the two storey elements are set back allowing the original house to have a greater prominence within Ashley Road.

16. As a result it is considered that the amended plans will ensure that the proposed extension will not dominate the original cottage in terms of its appearance, nor will the cottage appear unduly prominent upon the views from within the streetscene or upon the general character of the area.

17. Whilst Thames Ditton CAAC has raised more specific concerns in terms of the certain aspects of the proposed design, namely in relation to the flat roofed area. The existing house is already considered to be the anomaly in the road in terms of its existing design and therefore the proposed extension is not considered detract upon the character or appearance of the Conservation Area.

The impact on the amenity of the neighbouring properties

18. The proposed footprint of the existing dwelling remains largely unchanged with the exception of the rear infill and the removal of the forward projecting garage. As a result it is considered that there will be no breach of the 45 degree angle from any of the habitable room windows within either of the neighbouring properties. As such no adverse loss of light or amenity will be created.

19. No additional first floor side facing windows are being proposed. As a result it is considered that no adverse loss of privacy will be created upon either of the neighbouring properties.

Trees

20. The Tree Officer has assessed the original proposals and raised a concern relating to insufficient information being provided to satisfy that the trees would be protected to avoid any detrimental impact being created that may impact upon their long term health. The applicant
has subsequently provided a suitable tree protection plan. It is however considered appropriate to impose a suitably worded tree protection condition.

**Matters Raised in Representations**

21. The proposal still maintains an area of off street parking and the site is not located within either Flood Zone 2 or 3.

**Conclusion**

22. 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: AHT.164.01a and 2650-01 received on 21 March 2016, AHT.164.20b received on 29 March 2016, AHT.164.25c, 28f, 30b, 31f, 32i, 33e received on 19 October 2016 and Tree Protection Plan.
   
   Reason: To ensure that the development is carried out in a satisfactory manner.

3. **MATERIALS TO MATCH**
   The materials to be used in the construction of the external surfaces of the extension shall match as nearly as is practically possible those of the existing building to which it is attached, in colour, type, finish and profile.
   
   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.

4. **PD LIMITATION**
   Notwithstanding the provisions of the Town & Country Planning General Permitted Development Order 2015 (or any Order revoking or re-enacting that Order) no development falling within Part 1 Classes A, B and C of Schedule 2 to the said Order shall be carried out within the curtilage of the dwellinghouse, unless planning permission is first granted by the Borough Council.
   
   Reason: To safeguard the character and amenities of the premises and adjoining properties and to comply with Policy DM2 of the Elmbridge Development Management Plan 2015.

5. **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.
Materials:
- Walls: Facing brick, external render to match existing
- Windows and doors: Composite timber and aluminium French sliding doors
- Roof: Natural slates, lead finished with timber oil
e- Front fence: Cedar vertical boards on cedar posts

Outline of existing house

Sitting Room

Hall

Ground Floor Level: 10.33

First Floor Level: 13.36

Loft Level: 16.00

Roof: Natural slate, lead finished with patination oil

Front Fence: Cedar vertical boards on cedar posts

Materials:
- Walls: Facing brick, render to match existing
- Windows and doors: Composite timber and aluminium French sliding doors
- Roof: Natural slates, lead finished with timber oil
- Front fence: Cedar vertical boards on cedar posts

EAST ELEVATION

WELLS COTTAGE
Materials:
- Walls: Facing brick / render to match existing
- Windows / doors: Painted timber, composite timber and aluminium French sliding doors
- Roof: Natural slate, lead finished with patination oil
- Front fence: Cedar vertical boards on cedar posts

Outline of existing house

No.33

No.35

No.37

Ground Floor Level: 10.35

First Floor Level: 12.84

Loft Level: 15.32

Loft Level: 16.09

First Floor Level: 12.84

0 1 2 3 4 5 6 7 8 9 10

W E L L S C O T T A G E

FRONT ELEVATION

December 2015   scale 1:50 at A1

rev.I 19.10.16 First floor adjusted
rev.H 14.09.16 Main bedroom adjusted
ref.G 14.09.16 First floor cut back and reduced in height
rev.F 05.02.16 Front fence adjusted
rev.E 29.01.16 Vegetation added
rev.D 25.01.16 Front elevation redrawn.
rev.C 11.01.16 Tones added.
rev.B 21.12.15 Front elevation adjusted
rev.A 14.12.15 Front elevation adjusted
Materials:
- Walls: Facing brick / render to match existing
- Windows / doors: Timber framed, composite timber and aluminium French sliding doors
- Roof: Natural slates, lead finished with patination oil
- Front fence: Cedar vertical boards on cedar posts

WEST ELEVATION

WELLS COTTAGE

Ground Floor Level: 10.33
First Floor Level: 13.36
First Floor Level: 12.84
Loft Level: 15.32
Loft Level: 16.09
Front fence outline

Outline of existing house

Walls Facing brick / render to match existing
Windows / doors Timber framed, composite timber and aluminium French sliding doors
Roof Natural slates, lead finished with patination oil
Front fence Cedar vertical boards on cedar posts

WELLS COTTAGE

WEST ELEVATION

July 2015 scale 1:50 at A1
AHT.164.24c WEST ELEVATION

Materials:

WEST ELEVATION

WELLS COTTAGE

Outline of existing house

Materials:
- Walls: Facing brick / render to match existing
- Windows / doors: Timber framed, composite timber and aluminium French sliding doors
- Roof: Natural slates, lead finished with patination oil
- Front fence: Cedar vertical boards on cedar posts

WEST ELEVATION

WELLS COTTAGE

Outline of existing house

Materials: