**Application No:** 2017/1209  
**Application Type:** FULL  
**Case Officer:** Awais Awan  
**Ward:** Weybridge Riverside  
**Location:** 11A Portmore Park Road Weybridge Surrey KT13 8ER  
**Proposal:** Extensions and alterations to convert existing single storey house into a two-storey house with rooms in the roofspace following partial demolition of existing house  
**Applicant:** Mr & Mrs Thomas Mclelland  
**Agent:** Mr K Patel  
Your Architect Ltd  
Estoril  
181 Uxbridge Road  
Harrow  
HA36TP  

**Decision Level:** Sub-Committee – If Permit  
**Recommendation:** Sub-Committee – If Refuse  

**Representations:** 21 objections letters received from neighbouring properties, including one from the Weybridge Society on grounds that the proposal:

- Out of keeping and overdevelopment  
- Appears dominant with insufficient side space  
- Cause loss of light to neighbouring properties  
- Cause loss of privacy from Juliet balcony and side roof lights  
- Cause traffic safety hazards  
- Plans similar to previous refusal  
- Large houses detrimental to local housing  
- Street scene plans incorrect  
- Dispute the light survey report submitted  
- Errors on plans submitted

And a signed petition to support this application received from 23 homeowners.

*** This application qualifies for Public speaking***

Promoted to Sub-Committee by Cllr Freeman if recommendation is to refuse  
Promoted to Sub-Committee by Cllr Muddyman if recommendation is to permit

**Report**

**Description**

1. Detached bungalow located on the southeast side of Portmore Park Road Weybridge. The site is defined in the Design and Character Supplementary planning document to be within WEY03 (Portmore Park Road and Wey environs). It comprises an informal layout of roads with generally very late Victorian and Edwardian houses on large plots on this road.

**Constraints**

2. There are no relevant planning constraints
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
CS4 – Weybridge
CS17 - Local Character, Density and Design

Development Management Plan 2015
DM1 – Sustainable Development
DM2 – Design and amenity

Design & Character SPD 2012
Home Extensions Companion Guide

Developers Contributions SPD 2012

4. Relevant Planning History

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| 2016/3522 | Extensions and alterations to convert existing single storey house into a two-storey house with rooms in the roofspace following demolition of existing conservatory | Refused for the following reasons:
1. The proposed development by reason of its close proximity to neighbouring properties No 11 and No. 13 would appear dominant and cause loss of light to bedroom and living room windows. The excessive number of windows in the side elevations of the proposal would result in an overbearing impact upon both these neighbours.
2. The proposed development by reason of its mass and bulk would appear overly dominant in the street scene and out of character for the area. |

Proposal

5. Planning permission is sought for first floor extension to form a two storey house with one side and one rear dormer window. The resulting building would measure about 10 metres to roof ridge height, compared to 5.5 metres for the existing bungalow. The proposal would have one side and one rear dormer window to accommodate rooms in the roof space. The existing footprint and side separations would be retained.

Consultations


Positive and Proactive Engagement

7. 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.
8. No pre-application advice has been sought for this revised proposal.

**Planning Considerations**

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

- Principle of development
- Design and impact on the host dwelling, character of the area and the street scene
- Impact on amenity of neighbouring properties
- Impact on amenity space
- Community Infrastructure Levy

**Principle of development**

10. This part of Portmore Park Road is characterised by a mixture of bungalows and two-storey dwellings. Similar proposals to create two-storey dwellings from bungalows have been granted permission and implemented on this road. The principle to create two-storey dwelling following alterations is therefore not considered to depart from the established character of this part of Portmore Park Road. The application site is sandwiched by two storey dwellings, numbers 11 and 13 that have varied roof ridge heights.

11. The following alterations have been made to this revised application from previous refusal (2016/3522):

   (i) The proposal has increased the side distance to the boundary line with neighbour No. 11 by 0.7m at first floor level.

   (ii) The proposal also sets back the rear wall at first floor level by about 1.5m.

   (iii) The side dormer window is repositioned from side (southwest) elevation (adjacent to No. 13) to side (northeast) elevation (adjacent to No. 11).

**Design and impact on the host dwelling, character of the area and the street scene**

12. This revised scheme has a similar footprint and design characteristics as the refused scheme. However this revised scheme reduces side and rear massing at first floor level by increasing the side distance to the boundary line with neighbour No. 11 by 0.7m at first floor level, set back the rear wall at first floor level by about 1.5m and retain the existing separation distances to the adjoining properties numbers 11 and 13. These separation distances are characteristic of other properties on Portmore Park Road, and are considered sufficient to ensure that the development would not compromise the side spaces at two-storey level with its surrounding properties.

13. The resultant two-storey dwelling would have a pitched roof with gable-end front design, a similar feature seen on adjoining properties. Therefore the hipped design of the new main roof with gable-end features to its front is considered to be in keeping with the character of the surrounding area. On its own, the height and scale of the proposed dwelling is not substantially greater those of neighbouring properties. Given its location next to existing two-storey detached properties, the proposed ridgeline of the roof will be increased by about 4.5 metres from 5.5 metres to 10 metres, this increase in height is considered to be in keeping with the street scene. Therefore, the proposal extending within the plot is considered to be of a design, material selection, size and scale that would not be detrimental to this prominent location or out of character with the locality.

**Impact on amenity of neighbouring properties**

14. The properties that would be affected by this proposal are neighbouring property No. 11 and No. 13. Due to the road profile, the site is positioned to the front of neighbour No. 11 and marginally set behind neighbour No. 13. The proposal would not alter the relationship with both neighbouring properties in terms of front and rear building lines and retains the prevailing separation distance.
15. Both these neighbouring properties No. 11 and No. 13 have side windows, facing southwest and southeast towards the site respectively. On determining the previous application, the officer site visit established that the neighbour at No. 11 has two side windows, one on ground level and one at first floor level that serve a living-room and a bedroom respectively and are the only sources of light to those rooms, while the other windows serve non-habitable rooms or serve as secondary source of light. Neighbouring property No. 13 has a bedroom at first floor level that serves as a secondary window and the other windows serve non-habitable rooms or serve as secondary windows.

16. The agent has submitted as detailed ‘Daylight and Sunlight Study’ that assesses the impact of the development on the light receivable by the neighbouring residential property No. 11. It is based on numerical tests laid down by the Building Research Establishment (BRE). The report shows that the ground floor living room window (Ref: No. 17) and first floor habitable room window (Ref: No. 18) would experience a 5% loss of sunlight to both these windows. The results of overshadowing test show that the sunlight available after the development will be no less than 0.84 times the former value. This is better than the BRE minimum requirement which permits sunlight to be up to 0.8 times.

17. No. 11A has its existing and proposed rear building line set further back than that of the neighbouring property, No. 13 by some 8.8 metres. The Design and Character SPD advises that a two storey element should be set further than 15 metres when taking the 45 degrees off the outside edge of neighbour’s main windows that serve habitable rooms at ground floor level. This scheme moves the first floor element rearward by about 1.5m, thus the distance to the proposed two storey element from a rear facing ground floor window is not infringed. Due to this proximity and the siting of the proposed two storey extension due to be in a southeast direction, it is considered that no loss of light would be envisaged to this neighbour’s rear habitable room.

18. With regard to No. 11, this property has side facing windows that provide the main aspect from a living room (Ref: No. 17) and a first floor window that is the only source of light to a bedroom (Ref: No. 18). Due to its siting the existing property already breaches a 45 degree outlook horizontally and 25 degree vertically from the ground floor side window. This revised scheme would move the two storey element away from these windows. The bedroom window in the previously refused application at first floor level was in line with the rear wall of the previous proposal. By increasing the side distance to the boundary line by 0.7m and moving the rear wall by about 1.5m rearward, it minimises further loss of light to this room from the previous refusal, thus it is not considered to harm their living conditions such as to warrant refusal on this basis.

19. The ground floor living room window is adjacent to a side boundary treatment, already there exists loss of light to this room, and under permitted development criteria side boundary fences up to 2m in height are acceptable. In light of the layout of the dwelling and this neighbour no unreasonable loss of light would be caused to this No. 11’s living room by this element of the proposal.

20. In addition the proposal is considered acceptable due to its overall side and rear massing adjacent to neighbouring properties at two storey level being reduced. The decrease in massing of the proposal, combined with the modest scaled rear bay windows that are sited some 5.3m from No. 11’s side windows, it is considered to open up visual views when viewed from both habitable windows on the side elevation of neighbouring property No. 11 and rear garden amenity space of No. 13, thus the current proposal is not considered to appear unduly prominent and as such these alterations overcomes previous concerns for refusal.

21. With regards to privacy, the proposed floor plans shows side windows that would serve landing area and two bathrooms at first floor level along with the two side facing roof lights side roof light that serves the landing area and as a secondary source of light to bedroom 4 within the roofspace adjacent to neighbouring property No. 11. With regard to No 13, there are two obscure glazed windows at first floor level serving a dressing room and one roof light to serve as a secondary source of light to bedroom 5. All these proposed side windows above ground floor level in the side elevations would be required by condition to be obscurely glazed,
in order to avoid any loss of privacy/overlooking into neighbouring properties. The rear facing dormer window under normal residential environment is not considered to cause overlooking to surrounding neighbouring properties. It is sited some 28m to the rear boundary line and not considered to cause any loss of privacy to neighbours that abut the site.

22. The proposed design incorporates two ‘oriel’ type angled rear windows at first floor level. One would serve bedroom 3 while the other would serve a bathroom. The window serving the bathroom would be obscurely glazed, the one serving the bedroom would be clear glazed. The obscure panel is orientated such that it obscures any direct window to window overlooking into neighbour No. 11’s habitable room at both ground and first floor levels. The glazed panels are angled such that they would have views across No. 13’s rear garden space. However limited overlooking of adjacent gardens is commonplace in a suburban environment and as such planning permission should not be withheld for this reason.

Impact on amenity space

23. There would remain a reasonable amount of rear garden space which is adequate and commensurate with the size of the dwelling, complying with the standards set out in the Council’s adopted Design and Character SPD.

Community Infrastructure Levy

24. The proposal would result in additional development and accordingly is liable for the Community Infrastructure Levy (CIL). The applicant has provided the relevant liability forms required to pay the chargeable amount required by the Council’s adopted Charging Schedule in accordance with the relevant regulations.

Matters raised in Representations

25. The proposal does not project beyond the existing front building line. Thus due to the corner road profile the visual views and vehicular movement is not considered to be affected by the proposed development that is unlikely to cause safety hazard such as to warrant refusal.

26. The OS maps submitted indicate that ‘discrepancy between the digital OS map and the boundary fences measured on site (distances are depicted w.r.t to the land registry plans and the OS map based on actual boundary positions). The minor discrepancy on the side boundary line measurement of about 0.1m on site is not considered to affect the decision of this application.

27. Graphical images produced are not considered as true representation of the proposal in relation to the visual views from bedroom or street scene, as they are not scaled images and do not form actual visions.

28. All neighbours’ concerns have been dealt in the above report.

Conclusion

29. 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: 16_026_P0, P1, P2, P3 and P4 received on 18th April 2017.

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

3 MATERIALS - APPROVED
The development shall not be erected other than in the following materials roof - plain clay tiles, external wall - Brick & render to match existing & re-constituted stone, or such other materials as have been approved in writing by the borough council.

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 OBSCURE GLAZING
The dormer window, two windows and one roof light on the side (northeast) elevation and two windows and one roof light on the side (southwest) elevation of the development hereby permitted shall be glazed with obscure glass and fitted with non-opening principal lights, and subsequently maintained in this form. Such glass shall be sufficiently obscure to prevent loss of privacy. The affixing of an obscure film will not be sufficient.

Reason: To preserve the reasonable privacy of neighbouring residents in accordance with Policy DM2 of the Elmbridge Development Management Plan 2015.
Extensions and Alterations
11A Portmore Park Road
Weybridge, KT13 8ER

Planned Site Plan - Proposed

PLANNING
13.04.2017

YOUR ARCHITECT

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APR 2016

16_026_P0
Extensions and Alterations
11A Portmore Park Road
Weybridge, KT13 8ER

Visibility splay (2nd floor)