Report

1. A semi-detached two-storey house located on the northern side of Southville Road in the Settlement Area of Thames Ditton, Long Ditton, Hinchley Wood and Weston Green and within the Design and Character Sub-area DHW02 Thames Ditton, Giggs Hill Green & part of Long Ditton.

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
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
DM6 – Landscape and Trees
4. Relevant Planning History

<table>
<thead>
<tr>
<th>Reference</th>
<th>Description</th>
<th>Decision</th>
</tr>
</thead>
<tbody>
<tr>
<td>2017/1700 (12 Southville Road)</td>
<td>Single storey rear extension and alterations to fenestration following demolition of existing rear extension</td>
<td>Under Consideration</td>
</tr>
</tbody>
</table>

Proposal

5. Permission is sought for a part two/part single storey rear/side extension following demolition of the existing single storey rear projection. The extension would project beyond the existing rear elevation by 4m at ground floor level and 3.7m at first floor level and beyond the side elevation by approximately 30cms. The two-storey element would have a pitched roof design to a maximum height of approximately 7.5m, some 1.7m under the ridge of the main roof, whilst the single storey element would have a mono-pitched roof design with a pitched element located centrally above the patio doors, to a maximum height to of 4.1m. The roof angles of both the extensions would align with those in the main roof and the rear dormer window.

6. The proposal also involves the addition of first floor side window and a side rooflight.

Consultations

7. Planning (Trees) – No objection.

Positive and Proactive Engagement

8. 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.

9. No formal pre-application advice was sought prior to submitting this application.

Planning Considerations

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

- The design of the proposal and its impact on the host dwelling, the character of the area and the street scene
- The impact on the amenity of neighbouring properties
- The impact on garden space
- The impact on trees

The design of the proposal and its impact on the host dwelling, the character of the area and the street scene

11. The street scene is characterised by semi-detached two-storey houses, many of which have been extended over the years, mainly by way of single storey rear extensions and roof alterations.

12. The proposal would add a significant amount of additional floor space, however, given the size of the plot, the design of the proposed extensions and the use of matching materials it is considered that they would integrate well with the host dwelling and would appear subservient. The alterations to fenestration are also considered to be acceptable.
13. Therefore it is considered that given its siting, scale and design as well as the use of matching materials, the proposal would not result in a significant adverse impact upon the character of the existing dwelling, the streetscene or the wider character of the area.

The impact on the amenity of neighbouring properties

14. The neighbours potentially affected by the proposal are the adjoining neighbours at No.8 and No.12 Southville Road, located to the east and west of the application site respectively, and No.11 and No.13 Westville Road, located to the rear.

15. With regards to No.8 Southville Road, the proposal has been designed not to breach the 45 degrees angles taken from the edge of the nearest rear habitable windows at both ground and first floor levels at this neighbouring property. Furthermore, the proposed single storey element would only project some 2.1m beyond the neighbour’s rear projection. Whilst it is acknowledged that the proposal would result in some loss of light to the downstairs kitchen, it must be noted that the side window is not considered to be the principal source of light for the kitchen as the room benefits from a larger window and patio doors to the rear as well as a large skylight. Due to the orientation of the plots and dwellings, the proposal would result in some loss of sunlight and overshadowing during the summer months in the afternoons, however, this is not considered so significant in terms of adverse impact so as to warrant a refusal on these grounds. Furthermore, as the separation distances is approximately 3m, the eaves height of the proposed two-storey element is just 5.5m and the roof pitches away from this neighbouring property, the impact on natural light and overshadowing would be minimal. To protect the privacy of this neighbouring property it is considered reasonable to condition the requirement of obscure glazing to the proposed first floor side window and side rooflight.

16. With regards to No.12 Southville Road, any impact on this neighbour would be likely to be mitigated by the fact that they are simultaneously applying for a similar form of development, which is also under consideration on this Committee agenda. As such, in the event of the proposal being acceptable a condition requiring the works to be carried out concurrently would mitigate any harm to that property. As the scheme at No.12 is considered to be acceptable such a condition could be imposed and therefore the scheme would not adversely impact upon this neighbour.

17. With regards to No.11 and No.13 Westville Road, the gardens of these properties back on the garden of the application site resulting in a separation distance of over 36m, as such there are no concerns with regards to overlooking. Furthermore, the rear boundary benefits from mature trees and foliage which provide some screening.

The impact on garden space

18. The retained amenity space is considered adequate and commensurate to the size of the dwelling and complies with the recommended standards set out in the Council’s adopted SPD on ‘Design and Character’.

The impact on trees

19. The proposal involves the removal of a pear tree in the rear garden. The Tree Officer has been consulted on this application and following a desktop exercise has advised that due to the location of the proposed development and the lack of important trees in the locality of anticipated activities the Council has no objection to the proposal on arboricultural grounds.

Matters raised in Representations

20. The material planning issues have been fully assessed in the planning considerations above.

21. In terms of this development creating a precedent for future works in the area, it must be noted that each application is considered on its own merits.
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: 1707/02 received on 10.05.2017 and 1707/03 Rev A received on 17.05.2017

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. OBSCURE GLAZING
The first floor bathroom window and the second rooflight on the side elevation of the development hereby permitted shall be glazed with obscure glass and non-openable unless above 1.7m over the finished floor level of the room they serve to. 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.

5. LEGALLY ENFORCEABLE CONTRACT
NONE OF THE WORKS HEREBY PERMITTED SHALL BE COMMENCED OR UNDERTAKEN PRIOR TO ALL OWNERS OF THE LAND AT 10 SOUTHVILLE ROAD THAMES DITTON AND 12 SOUTHVILLE ROAD THAMES DITTON HAVING ENTERED INTO A LEGALLY ENFORCEABLE CONTRACT FOR THE DEVELOPMENT TO BE CARRIED OUT SIMULTANEOUSLY AND THE COMPLETION OF THE EXTENSIONS TO BOTH HOUSES IN ACCORDANCE WITH THE PLANS APPROVED UNDER APPLICATIONS 2017/1514 AND 2017/1700. EVIDENCE OF THE REQUISITE CONTRACT SHALL BE SUBMITTED TO THE BOROUGH COUNCIL BEFORE WORKS COMMENCE AND THEREAFTER SHALL BE PRODUCED TO THE BOROUGH COUNCIL ON DEMAND.
Reason: To ensure the satisfactory appearance of these properties and to safeguard residential amenity in accordance with policy DM2 of the Elmbridge Development Management Plan 2015.