Application No: 2017/2433
Application Type: FULL
Case Officer: Peter Brooks
Ward: Weybridge Riverside Ward
Location: 11 Oakfield Glade Weybridge Surrey KT13 9DP
Proposal: Additional detached two-storey house with rooms in the roofspace, dormer windows, basement and integral garage, conversion of playroom of existing house to integral garage, rear infill extension and alterations to fenestration following demolition of existing detached garage and chimney stack
Applicant: Mr Anthony Martin
Agent: Mr Nick Stickland
ZST Architects
3 Dorset Place
Brighton
East Sussex
BN2 1ST
Decision Level: If Permit – Sub Committee
If Refuse – Sub Committee
Recommendation: Permit

Representations: 43 letters of objection from 28 addresses (including the Weybridge Society) have been received raising the following key points:
- Out of character and over development
- Would not respect ‘arts and crafts’ character
- Scale/bulk/massing excessive
- Design not acceptable
- Loss of garden land/green space would set a precedent for further development
- Adverse impact on neighbours and footpath users amenity
- Impact on occupiers on existing No. 11 Oakfield Glade
- Adverse impact on the environment
- Previous planning history
- Covenant issues

***This application qualifies for public speaking***

Report

Description

1. The application site is located on the eastern side of Oakfield Glade, a private residential road in Weybridge. The site is currently occupied by a two-storey detached dwelling with a large garden, which contains a detached garage. A public footpath borders the site to the south. The wider area is characterised by detached dwellings in spacious plots with treed boundaries. The application property falls within the Oatlands Park, York Road and Oatlands Chase Environs character area as identified in the Weybridge Companion Guide to the Design and Character SPD.

Constraints

2. The relevant planning constraint is:
- Right of way
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
CS1 – Spatial Strategy
CS4 – Weybridge
CS17 – Local Character, Density and Design
CS19 – Housing type and size
CS21 – Affordable Housing

Development Management Plan 2015
DM1 – Presumption in favour of sustainable development
DM2 – Design and Amenity
DM6 – Landscape and trees
DM7 – Access and parking
DM8 – Refuse, recycling and external plant
DM10 – Housing

Design & Character SPD 2012
& Companion Guide to Weybridge

Developers Contributions SPD 2012

4. Relevant Planning History

<table>
<thead>
<tr>
<th>Reference</th>
<th>Description</th>
<th>Decision</th>
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<td>2016/4076</td>
<td>Additional detached two-storey house with rooms in the rooftop, dormer windows, basement and integral garage, conversion of playroom of existing house to integral garage and alterations to fenestration following demolition of existing detached garage and chimney stack</td>
<td>Refused (appeal submitted)</td>
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<td>2016/1877</td>
<td>Additional detached two-storey house with rooms in the rooftop, dormer windows, basement and detached garage, conversion of playroom of existing house to integral garage and external and internal alterations following demolition of existing detached garage</td>
<td>Withdrawn</td>
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<tr>
<td>1988/0015</td>
<td>Erection of detached two-storey house with garage following demolition of existing garage.</td>
<td>Refused</td>
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</tbody>
</table>

Proposal

5. Permission is sought for the erection of an additional detached two-storey house with rooms in the rooftop, dormer windows, basement and integral garage, conversion of playroom of existing house to integral garage and alterations to fenestration following demolition of existing detached garage and chimney stack.

6. Application 2016/4076 for a similar proposal was refused by planning committee for the following reason:
The design of the proposed dwelling would not respect the ‘Arts and Crafts’ character of the Oakfield Estate and so appear out of character within the streetscene. As such the proposal is considered to be contrary to Policy DM2 of the Elmbridge Development Management Plan 2015 and Policy CS17 of the Elmbridge Core Strategy 2011 and the National Planning Policy Framework 2012.

7. As a result of this the scheme has been amended to seek to address this reason for refusal, by virtue of a number of changes to the exterior appearance of the dwelling to better reflect the ‘Arts and Crafts’ character of the area. These changes are listed within the submitted design and access statement but can be summarised as 1) introduction of tile hanging above ground floor windows; new materials proposed on the exterior of the proposed dwelling, amended window proportions; adjusted pitch on the roof over the central gable feature and gable detailing. The overall scale and position of the building remains unchanged.

Consultations

8. Council Tree Officer – No formal comments received at time of writing but Tree Officer raised no objection to previous application subject to conditions.


10. Surrey Wildlife Trust – Raised no objections to previous application which included the same ecological reports. They commented in relation to application 2016/4076 - Following submission of preliminary ecological appraisal and subsequent Bat Emergence Survey raises no objections subject to a condition requiring the recommendations listed in the submitted ecological reports be implemented in full.

Positive and Proactive Engagement

11. 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.

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

Planning Considerations

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

- Principle of the development
- Design considerations, impact on the street scene and character of the area
- Impact on neighbouring amenity
- Provision of a suitable residential environment
- Impact on trees and other environmental considerations
- Highway safety and parking
- Financial considerations

Principle of the development

14. This proposal seeks to erect a new dwelling on garden land within the urban area. Policy DM10 of the Development Management Plan 2015 states that development in such location would be appropriate provided that the scheme respects the character of the area, that the relationship protects the amenities of existing and proposed occupiers, that the access is appropriate and that a high standard of landscaping is achieved. The proposed development would be on garden land. Whilst garden land does not fall within the definition of previously developed land, the NPPF does not preclude development on such land, it is subject to the considerations of character and appearance of the development within the context of the area. The proposal could result in the net gain of one additional unit and could represent a more
efficient use of this urban land. On the basis that these requirements are satisfied the principle of the proposed development is acceptable subject to other material planning considerations.

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

15. As referred in paragraph 6 of this report the previous application was refused on the grounds that its design would not respect the ‘Arts and Crafts’ character of the Oakfield Estate. The reason for refusal does not include any reference to the sub-division of the plot, or the creation of a new residential dwelling.

16. As referred in paragraph 7 of this report the applicant has sought to overcome the previous reason for refusal by making changes to the exterior appearance of the proposed dwelling so that it would better respect the character of the area. The changes in external materials, alterations to window scales and alterations to the front gable would see the dwelling appear more in keeping with the wider area, whilst still having a distinctive design that does not try to imitate exactly other dwellings in the road. It is therefore considered on balance, the proposed changes would respect the ‘Arts and Crafts’ character of the Oakfield Estate.

17. The proposal would see the existing plot of no. 11 Oakfield Glade being split broadly in the middle to allow the creation of new plot to the south of no. 11. The proposed plot width would not be out of character within Oakfield Glade, where there are examples of a mix of plot widths and building widths within their plots. The principle of splitting the plot into two is considered acceptable subject to the appropriate design and scale of the proposed new dwelling.

18. The proposed dwelling would be two storeys in height with a pitched roof over with a crown section at its centre. The overall height of the dwelling would mirror the roof heights of the adjoining dwellings to its north and south (no’s 11 and 13 respectively). The proposed dwelling would be located to the south of no. 11, and there would be a separation of some 3.46m at its closest point between the existing dwelling and the proposed. The proposed dwelling would respect the building line in this part of Oakfield Glade, and would not project significantly beyond either adjoining dwelling. It is considered the overall scale, design and position of the dwelling would not appear incongruous within the streetscene.

19. The previous application on the site (ref: 2016/4076) for a replacement dwelling was refused for the reason set out in paragraph 6 of this report. Following amendments to the exterior appearance of the proposed dwelling in this application, it is considered the proposal has overcome the reason for refusal of the previous application.

20. The design of the dwelling and use of materials would pay regard to the ‘Arts and Crafts’ character of the area. The proposal would retain existing mature trees on the site, and the mature boundary planting on the important western and southern boundaries of the site would also be retained. The proposal would utilise the existing access for the garage proposed to be demolished and no new openings in the boundary have been proposed. It is considered therefore that the scale and design of the proposed dwelling to be commensurate to the wider Oakfield Glade environ and is therefore not considered to be out of keeping with the character of the area or result in any adverse effect on the visual amenities of the streetscene.

**Impact on neighbouring amenity**

21. The proposed dwelling would be located would be built broadly in line with both adjoining dwellings to the north and south (no’s 11 and 13). Part 5 of the Design & Character SPD 2012 advises that a useful tool to assess the effect of new development on neighbours’ amenity and to influence the siting of new buildings is to apply the ‘45 degree rule’, in the form of a 90 degree arc from the edges of main windows to habitable rooms to a distance of 15 metres for two storey developments and 8 metres for single storey developments.

22. The proposed dwelling would not breach the 45 degree rule at either single storey or two storey level. The south facing windows on the host dwelling no. 11 serve rooms which would benefit from other sources of light (It is proposed to create new west facing window in the front of No. 11) and so the proposal is considered to have an acceptable impact upon the occupiers
of this dwelling. Due to the physical separation and position of the proposed dwelling it is considered to have no adverse impact on the occupiers of no. 13 in regards to loss of light.

23. The flank windows located above ground floor would serve as secondary sources of light to bedrooms, and can be obscurely glazed in order to prevent the loss of privacy to neighbours, which can be controlled by condition. The proposed front and rear facing windows would overlook areas already overlooked by the existing dwelling, and it is not considered they would give rise to any greater level of overlooking than already encountered, and having regard to the separation between dwellings and the existing mature boundary planting.

24. It is considered that the proposal as a whole would be sited at sufficient distance from other neighbouring boundaries and habitable windows to avoid adverse harm to amenity. It is not considered the proposed dwelling would adversely impact upon the amenities of users of the public footpath to the south, having regard to the existing situation which sees this path overshadowed by hedge planting and trees.

Provision of a suitable residential environment

25. The proposed new dwelling would provide generous and spacious accommodation throughout with suitable outlook, natural lighting and ventilation. The proposed garden area is considered of an acceptable size, commensurate to the size of the dwelling proposed.

26. The proposed alterations to the existing dwelling no. 11 would not adversely impact the amenities of the future occupiers of this dwelling, and would so be acceptable.

Impact on trees and other environmental considerations

27. There are a number of mature trees and boundary planting within the site. The Council’s Tree Officer was satisfied with the previous application that subject to conditions to ensure the submission of tree protection details and tree protection during construction the proposal would have an acceptable impact upon the onsite trees. Whilst at the time of writing formal comments from the Tree Officer have not been received it is considered on the basis of the similarity between this scheme and the previous that the same tree conditions can be applied. Formal comments from the Tree Officer can be reported to the committee.

Highway safety and parking

28. The proposed new dwelling would include an integral garage parking space, and space to the front of the dwelling to accommodate at least two vehicles off street. It is considered this provision to be acceptable and in accordance with the Council’s adopted standard set out in the Development Management Plan 2015. The proposal would utilise the existing access which serves the garage for the host dwelling.

29. The proposed alterations to no. 11 to convert the existing playroom to an integral garage are considered to have an acceptable impact on parking provision. This property also benefits from a spacious drive to allow sufficient off street parking. The access for this dwelling would remain unchanged. The proposal would therefore have an acceptable impact upon highway safety and parking.

Financial considerations

New Homes Bonus

30. Section 70 sub section 2 of the Town and Country Planning Act 1990 (a s amended) states that any local financial considerations are a matter to which local planning authorities must have regard to in determining planning applications; as far as they are material for the application. The weight to be attached to these considerations is a matter for the Council.

31. The New Homes Bonus is a grant paid by central government to local councils for increasing the number of homes and their use. The New Homes Bonus is paid each year for 6 years. It
is based on the amount of extra Council Tax revenue raised for new-build homes, conversions and long-term empty homes brought back into use. There is also an extra payment for providing affordable homes. The Council's New Homes Bonus Scheme Grant Determination for 2017/18 is £1.89m (approx.).

32. Local financial considerations are defined as grants from Government or sums payable to the authority under the Community Infrastructure Levy (CIL). This means that the New Homes Bonus is capable of being a material consideration where relevant. In the current case, the approval of the application would mean that the New Homes Bonus would be payable for the net increase in dwellings from this development.

Affordable Housing

33. The Council's approach to the provision of Affordable Housing is set out in Policy CS21 of the Core Strategy (July 2011) and the Developer Contributions Supplementary Planning Document (SPD) (April 2012), which states that development resulting in the net gain of 1-4 residential units should provide a financial contribution equivalent to the cost of 20% of the gross number of dwellings on site as Affordable Housing.

34. Following a Court of Appeal decision which found in favour of the Government, paragraphs 012-023 of the National Planning Policy Guidance on planning obligations have been reintroduced. These paragraphs and the Ministerial Statement are now a material consideration, alongside local planning policy, against which the Council must consider all planning applications. However, given that the local plan remains the primary consideration against which decisions must be made, the Council is continuing to apply policy CS21 Affordable Housing as set out in the Core Strategy. Following receipt of legal advice, the Council has produced a statement and update statement to set out local evidence in support of continuing to apply policy CS21 to this application in light of the revised PPG. This is available to view on the Planning Services webpages.

35. Based on the above, the appropriate level of the financial contribution towards the affordable housing provision was calculated. The applicant has submitted an appropriate legal agreement to secure the required affordable housing contribution.

Community Infrastructure Levy (CIL)

36. The proposed development is liable for CIL, as it involves the creation of an additional dwelling. The applicant has provided the relevant liability forms required to pay the chargeable amount in accordance with the relevant regulations.

Matters raised in Representations

37. In regards to points about the 1988 application which was refused this was assessed against the relevant policy at the time which has since changed. In addition the plot width proposed then was narrower than proposed now. The differences between this application and the 2016 application have been covered in the above report. Covenants are a legal matter and not a material planning consideration. In regards to the issue of precedent, whilst each planning application is assessed on its own merits, it is acknowledged that granting permission for a certain type of development could encourage similar proposals in the future. In this instance, it is considered the sub-division of this plot would not set a precedent for the support of further sub-division of other plots, due to the fact there are no other comparable plots within this area which could be developed without conflicting with the general pattern of built form. All the other points raised have been covered in the above report.

Conclusion

38. 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
1411_P_110 Rev G, 1411_P_112 Rev E received on 01.08.2017.

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  OBSCURE GLAZING
The first floor flank windows 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.

5  LANDSCAPING - SCHEME
NO DEVELOPMENT SHALL TAKE PLACE UNTIL FULL DETAILS OF BOTH HARD AND SOFT LANDSCAPING WORKS HAVE BEEN SUBMITTED TO AND APPROVED IN WRITING BY THE BOROUGH COUNCIL AND THESE WORKS SHALL BE CARRIED OUT AS APPROVED. THIS SCHEME SHALL INCLUDE INDICATIONS OF ALL HARD SURFACES, WALLS, FENCES, ACCESS FEATURES, THE EXISTING TREES AND HEDGES TO BE RETAINED, TOGETHER WITH THE NEW PLANTING TO BE CARRIED OUT, AND DETAILS OF THE MEASURES TO BE TAKEN TO PROTECT EXISTING FEATURES DURING THE CONSTRUCTION OF THE DEVELOPMENT.

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

6  LANDSCAPING - IMPLEMENTATION
ALL HARD AND SOFT LANDSCAPING WORKS SHALL BE CARRIED OUT IN ACCORDANCE WITH THE APPROVED DETAILS. ARBORICULTURAL WORK TO EXISTING TREES SHALL BE CARRIED OUT PRIOR TO THE COMMENCEMENT OF ANY
OTHER DEVELOPMENT, OTHERWISE ALL REMAINING LANDSCAPING WORK AND NEW PLANTING SHALL BE CARRIED OUT PRIOR TO THE OCCUPATION OF ANY PART OF THE DEVELOPMENT OR IN ACCORDANCE TO THE TIMETABLE AGREED WITH THE BOROUGH COUNCIL. ANY TREES OR PLANTS, WHICH WITHIN A PERIOD OF FIVE YEARS OF THE COMMENCEMENT OF ANY WORKS IN PURSUIT OF THE DEVELOPMENT DIE, ARE REMOVED, OR BECOME SERIOUSLY DAMAGED OR DISEASED, SHALL BE REPLACED AS SOON AS PRACTICABLE WITH OTHERS OF SIMILAR SIZE AND SPECIES, FOLLOWING CONSULTATION WITH THE BOROUGH COUNCIL, UNLESS THE BOROUGH COUNCIL GIVES 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 ADDITIONAL TREE INFORMATION AND PRE-COMMENCEMENT INSPECTION

BEFORE DEVELOPMENT TAKES PLACE FURTHER ARBORICULTURAL DETAILS SHALL SUBMITTED TO AND APPROVED IN WRITING BY THE BOROUGH COUNCIL AND THESE WORKS SHALL BE CARRIED OUT AS APPROVED.

THIS SCHEME SHALL INCLUDE DETAILS OF:

A) THE EXISTING TREES AND HEDGES TO BE RETAINED IN THE FORM OF A TREE SURVEY AND ARBORICULTURAL IMPACT ASSESSMENT, IN LINE WITH BS5837:2012, AND SHALL INCLUDE DETAILS OF ALL CURRENT AND PROPOSED HARD SURFACES, WALLS, FENCES, ACCESS FEATURES, AND GROUND LEVELS.

B) THE MEASURES TAKEN TO PROTECT EXISTING TREES AND HEDGES DURING CONSTRUCTION, DEMOLITION, AND DELIVERY OF MATERIALS / MACHINERY, INCLUDING A TREE PROTECTION PLAN AND AN ARBORICULTURAL METHOD STATEMENT IN LINE WITH BS5837:2012 (SEE ARBORICULTURAL METHOD STATEMENT INFORMATIVE.)

C) THE SCHEME SHALL PAY PARTICULAR ATTENTION TO (LIST SPECIFIC TREE AREAS OF DEVELOPMENT OR DELETE IF NOT APPROPRIATE)

D) PRIOR TO THE COMMENCEMENT OF WORKS ON SITE AND AFTER THE INSTALLATION OF THE TREE PROTECTION IN ACCORDANCE WITH (B) ABOVE THE APPLICANT SHALL ARRANGE A PRE-COMMENCEMENT MEETING 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.

9 BIODIVERSITY MITIGATION
The development shall be carried out in accordance with the conclusions and recommendations in Section 6 of the Preliminary Ecological Report including the biodiversity enhancements in sub-section 6.7 by Arbeco dated 3rd March 2017 and in accordance with the conclusions and recommendations in Sections 5 and 6 of the Bat Emergence Report by Arbeco dated 25th May 2017.


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.
Approved Planning Applications on Oakfield Glade
(Note: list is not exhaustive)

House No. 1
2011/7080 - Two storey side extension and single storey rear extension following demolition of existing rear conservatory
2007/1870 - Front and rear dormer windows following conversion of roofspace to form habitable accommodation.
1993/0183 - Detached dwelling with integral garage following demolition of existing double garage.
1993/0182 - Detached dwelling with integral garage following demolition of existing double garage.

House No. 2
2010/0774 - Detached garage
1997/0315 - Single storey side/rear extension front porch and front boundary fence following demolition of outbuilding.

House No. 3
2007/1077 - Single storey rear extension and rear pergola
2003/2409 - Single storey double garage at side
1997/1247 - Single storey front/rear extension
1992/0881 - Single-storey side and rear extension following demolition of covered way/lean to.

House No. 4
2005/0125 - A single side dormer, three rear dormer windows and a side rooflight.
2005/2594 - Part single/part two storey side extension and single storey rear extension following demolition of existing attached garage and study.

House No. 5
2010/2595 - Single storey extension to create additional rooms in the roof space with front and rear dormer windows and side roof lights
1998/1085 - Single storey side/rear extension

House No. 6
2010/0295 - Two storey extension to both sides and rear incorporating rear juliet balconies and alterations to roof space incorporating rear dormer windows following demolition of existing conservatory and extensions.

House No. 7
1998/0931 - Single storey front/side extension and raise level of roof to family room.

House No. 8
2009/2102 - Part single, part two storey side and rear extension following demolition of single storey side and rear buildings

House No. 10
2010/1871 - Single storey rear extension incorporating first floor rear balcony and single storey side extension to form double garage

House No. 11
2005/1940 - Single storey rear extension
1995/0281 - Single storey extension to existing garage
1990/1283 - Formation of 7 dormer windows following conversion of roofspace into habitable accommodation.

House No. 13
2009/0980 - Two storey side/rear extension and single storey rear extension
2006/2364 - Part single/part two storey side extension and single storey rear extension following demolition of existing attached garage and study.

House No. 15
2013/3561 - Single storey rear extension with open portico
2002/1339 - Two storey side/rear extension
1997/1188 - Detached double garage.
Art & Crafts Historic Precedent, bay window under projecting gable and tile hanging down to ground floor window head. Brick to ground floor.

16 Oakfield Glade, central bay with gable. Tile hanging and brick.

No 6 Oakfield Glade, central bay with projecting gable and tile hanging down to ground floor window head. Black painted windows.
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Revisions:
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<td>A 21/11/2016</td>
<td>Revised Planning Submission</td>
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<tr>
<td>B 28/11/2016</td>
<td>Revised Planning Submission</td>
</tr>
<tr>
<td>C 05/12/2016</td>
<td>Revised Planning Submission</td>
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<td>D 18/07/2017</td>
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Checked by RN

Dwg No. 1411-P-114
Drawing Title Proposed Side Elevs
Client Mr & Mrs Martin
Scale 1:100
Stage Planning

Proposed Side Elevation (south facing)
Proposed Side Elevation (north facing)
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Revisions:

A 21/11/2016
B 28/11/2016
C 05/12/2016
D 18/07/2017

11 Oakfield Glade - Proposed Rear Elevation, New House

13 Oakfield Glade, Existing House

11 Oakfield Glade, Revised Planning Submission

11 Oakfield Glade - Proposed Rear Elevation, New House
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Proposed Attic

Proposed Basement

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Revisions:

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B 28/11/2016
C 05/12/2016
D 18/07/2017

Revised Planning Submission
Revised Planning Submission
Revised Planning Submission

Checked by

Dwg No. 1411-P-111

Drawing Title Basement & Attic
Address 11 Oakfield Glade
Client Mr & Mrs Martin
Scale 1:100
Stage Planning
Drawn by ns
Checked by ns