**Application No:** 2018/0006  
**Application Type:** FULL  
**Case Officer:** Dana Nickson  
**Ward:** Thames Ditton Ward  
**Location:** 16 Gloucester Close Thames Ditton Surrey KT7 0EW  
**Proposal:** Rear roof lights.  
**Applicant:** Mr & Mrs A & F Mazzetta  
**Agent:** Mr Iacopo Sassi  
Square One Architects Ltd  
9 Milton Road  
Hampton  
TW12 2LL  
**Decision Level:** If Permit: Sub Committee  
If Refuse: Sub Committee  
**Recommendation:** Permit

**Representations:** Five letters of objection and one letter of support received, the contents of which can be summarized as follows:

- Concerns regarding the ownership of the roof space, which belongs to all maisonettes for storage and tv aerials
- Request for written consents from the other maisonettes in the building and changes to the existing lease
- Concerns regarding possible damage to the other maisonettes as a result of the proposal
- Concerns regarding the proposal creating a precedent in the area
- Out of character in the street scene
- Concerns regarding the increase in the number of occupiers as a result of the proposal which will impact on the drainage and sewage systems as well as the parking

**Report**

**Description**

1. A first-floor maisonette locates on the south-western side of Gloucester Close, a residential cul-de-sac 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. 4. 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
4. Relevant Planning History

<table>
<thead>
<tr>
<th>Reference</th>
<th>Description</th>
<th>Decision</th>
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<tr>
<td>2017/3614</td>
<td>Rear roof lights</td>
<td>Withdrawn</td>
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Proposal

5. Permission is sought for two rear rooflights. The roof lights would measure approximately 1.3m x 1m and 0.6m x 0.6m and would not project beyond the rear roof slope.

Consultations

6. None.

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 formal pre-application advice was sought prior to submitting this application.

Planning Considerations

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

   - The design of the proposal and its impact on the host building, the character of the area and the street scene
   - The impact on the amenity of neighbouring properties

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

10. The proposed roof lights would be sited to the rear of the building and would not be visible from within the street scene of Gloucester Close. Furthermore, they would be minor in scale and flush with the rear roof slope and give the location of the application site, they would not be visible from Portsmouth Road either.

11. In light of the above, it is considered that the proposed rear roof lights would not result to harm to the character of the host building, the wider character of the area and the street scene.

   The impact on the amenity of neighbouring properties

12. The proposed rear roof lights would afford similar views to those available form the first-floor rear facing windows; a such, it is not considered that the proposal would result to harm to neighbouring amenity with regards to overlooking and loss of privacy.

Matters raised in Representations

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

14. With regards to the issues concerning ownership of the loft space, consents and alterations to lease, it must be noted that all these matters are civil issues and must be resolved between the parties involved, they do not represent planning material considerations.
15. With regards to the impact on drainage and sewers, these again do not constitute planning matters.

16. With regards to possible damage to the flats as a result of the proposal, this would be a Building Control matter.

17. With regards to the proposal creating a precedent in the area, it must be noted that each application is considered by its own merits.

18. The comments regarding the possible impact on parking are noted; however, it is not considered that the addition of a room in the roof space would have an impact on parking. Furthermore, it was noted during the site visit that the buildings in Gloucester Close benefits from ample parking provision both at the front and at the rear.

Conclusion

19. 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: PL(01)00 rev.B, PL(01)01 Rev A and PL(03)01 Rev A received on 28.12.2017.

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 lights - metal

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.
Notes

1. Do not scale from drawing
2. All dimensions in millimetres unless noted otherwise
3. No deviation may be made from the details shown on this drawing without the prior permission of the architect.

Any discrepancies between this and any other documents shall be referred immediately to the architect. IF IN DOUBT ASK.

Revisions
A 07.11.17 Issued for planning
B 14.11.17 Issued for planning

Client Andrea Mazzetta
Project 16 Gloucester Close

Drawing Title Site Plan
Scale 1:1250/A4 Date March 2017 Drawn LT
Job no. 1735 Dwg no. EX(01)00 Rev no.B
Proposed skylights to be flush with existing roof.

01 Proposed Rear Elevation
02 Proposed Side Elevation
03 Proposed Front Elevation

Notes:
1. Do not scale NJH from drawing
2. All dimensions from milliares unless noted otherwise
3. No deviations may be made from the details shown on this drawing without the prior permission of the architect.

Revisions:
A 05/01/17 Issued for planning

Client: Andrea Mazzetta
Project: 16 Gloucester Close
Drawing Title: Proposed Elevations
Scale: 1:100 A3 Date: September 2017 Drawn: LT
Job no: 1735 Dwg No: PL03/01 Rev: A

SQUARE ONE ARCHITECTS