Application No: 2015/0742  Application Type: FULL

Case Officer: Aneta Mantio  Ward: St Georges Hill

Expiry Date: 20/04/2015  Location: Charters Cavendish Road Weybridge Surrey KT13 0JN

Proposal: A pair of semi-detached houses, one three storey with basement and integral garage and one two storey house with basement and new access from Egerton Road following demolition of existing house

Applicant: Houghton Property Developments Ltd
Fletcher Crane Architects
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Agent: Fletcher Crane Architects
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Decision Level: If Permit – Sub-Committee
If Refuse – Sub-Committee
Recommendation: Permit

Representations: Two objections including one from the Weybridge Society have been received concerned with the following issues:

- Overlooking;
- The building is too large for the plot;
- A contemporary design is out of keeping with the surrounding area;
- The current proposal is very similar to that withdrawn ref. 2013/5127.

One letter of support was also received.

This application has been promoted to be determined at Sub-Committee if the officer recommendation is to permit

Report

Description

1. The application site of 692sqm (0.07ha) is a corner plot located to the north of Egerton Road and to the east of Cavendish Road in Weybridge. It is currently occupied by a detached two-storey dwelling with an integral double garage. The ground level of the site slopes down to the northeast/rear corner of the plot. The site lies within the Lower St Georges Hill and East of Brooklands Road Environs character area as defined in the Weybridge Settlement Companion Guide to the Design and Character SPD.

Constraints

2. The relevant planning constraint is:

- TBH SPA 5km buffer zone

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
CS2 – Housing provision, location and distribution
## Relevant Planning History

<table>
<thead>
<tr>
<th>Reference</th>
<th>Description</th>
<th>Decision</th>
</tr>
</thead>
<tbody>
<tr>
<td>2013/5127</td>
<td>2 semi-detached houses, one three storey with integral garage and one three storey with associated parking and new access from Edgerton Road following demolition of existing house</td>
<td>Withdrawn</td>
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</tbody>
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### Proposal

5. Planning permission is sought for a pair of semi-detached houses, one three storey with basement and integral garage and one two storey house with basement and new access from Egerton Road following demolition of existing house.

6. The proposed pair of semi-detached dwellings would measure approximately a maximum of 14.2m deep, 19.3m wide with a maximum height of 8.8m (Plot 1) and 6.2m (Plot 2). Separation distances to the side boundaries of the application site would be maintained at 1m and 4m to the north and south respectively. The garden spaces would be provided in the form of front and rear gardens. Plot 1 (located to the north of the application site) would offer two off-street parking spaces in the form of a driveway and a garage; and Plot 2 two driveway parking spaces. The development would utilise the existing vehicular accesses from Cavendish Road for Plot 1 and proposes an additional access from Egerton Road that would serve Plot 2. Two sets of 1.7m high timber gates with an approximately 1.9m boundary wall are also proposed.

### Consultations

7. Surrey County Council (Transportation) – Following a site inspection, the Highway Authority has assessed the impact of the proposal on highway safety and capacity and raised no objections subject to conditions and informative. The development is considered in accordance with Policy DM7 of the Development Management Plan 2015 and the National Planning Policy Framework 2012.

8. Tree Officer – Raises no objections.

### 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. A formal pre-application advice (ref. 2013/2068/NEW) was sought. Whilst the principle of plot subdivision was considered acceptable in this location, the scale, bulk and massing were the matters of concern.

**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 character of the area and the street scene;
- The impact on the amenity of neighbouring properties and future occupiers;
- Access and parking;
- Impact on the Thames Basin Heath Special Protection Area;
- Financial considerations.

**Principle of development**

12. Core Strategy indicates that there is a scope for residential development through the redevelopment of existing sites with well-designed schemes that integrate with and enhance the local character. The new development is required to deliver high quality design, which maximises the efficient use of land and which responds to the positive features of individual locations; integrating sensitively with locally distinct townscape while protecting the amenities of those living in the area. The Council promotes development that contributes to an overall housing target of 40 dwellings per hectare and achieves a minimum of 30 dwellings per hectare (dph).

13. The application site is currently occupied by a single detached dwelling having a density of approximately 14dph. The proposal would increase the existing density to approximately 29dph. The achieved housing density is very close to the minimum target of 30 dph of the policy’s expected range and is considered to reflect the character of the surrounding area. As such, the principle of implementation of two residential units on the application site is considered acceptable in principle, subject to the considerations below.

**The design of the proposal and its impact on the character of the area and the street scene**

14. The surrounding area of the application site is characterised by a great variety of residential properties, generally consisting of terraced, semi-detached and detached dwellings mixed with flatted built form. As the proposal includes a pair of semi-detached dwellings, these are not considered at odds or harmful to the character of the surrounding area in principle.

15. The proposed building would have a flat roof with a projecting third floor level to Plot 1 that would be set back from the side and front elevations of the proposed building. As such, the building would merely appear as one two-storey dwelling with a staggered, modest in scale second floor projection. It is considered that the current proposal addresses the excessive bulk and mass concerns expressed by the officers during the course of the previous planning application and at the pre-application stage. In addition, the proposed building would sit comfortably on the plot and amongst the other properties, namely the ‘Cavendish Court’ to the north and ‘Malabar’ to the east. The proposal is not considered to result in any overbearing or dominant structure within the respective street scenes of Cavendish or Egerton Roads.

16. Due to the varied built form in the vicinity of the application site, the proposed external materials including render, aluminium coated windows and glass balustrades, reflecting a contemporary design of the building is considered acceptable. Landscaping has been well thought through the design. Sedum roofs, stepped gardens allowing the efficient use of the changing natural ground levels, patios and new semi-mature trees in the front garden of the corner plot are included in the proposal. The boundaries would be brick built using long slim grey bricks and would accommodate two sets of timber gates. The wider Weybridge area has a history of previous developments that have achieved a modernist design approach amongst the more traditional vernacular, most notably off St George’s Avenue not far from the
In conclusion, the proposed building would be of a distinctive, sustainable, high quality design and appearance that is supported by the Core Strategy (Policy CS17), the Development Management Plan (Policy DM1) and the NPPF.

The impact on the amenity of neighbouring properties and future occupiers

18. The proposed layout takes into account the neighbouring properties in terms of light and privacy. The rear projection would not infringe upon the 45-degree line taken from the nearest habitable room windows of the ‘Cavendish Court’ or ‘Malabar’ to the north and east respectively. As such, it is not considered that the proposal would result in any adverse loss of light to the neighbouring properties.

19. The flank wall of Plot 1 would accommodate one window above the ground floor level that would serve a second floor en-suite. To avoid any adverse overlooking and loss of privacy to the existing and the future occupiers, this should be obscurely glazed. This could be secured by condition.

20. The proposed building would not be located any closer to ‘Malabar’ than the existing dwelling. The existing separation distance of 20.3m and 22.8m between the rear wall of Plot 1 at the first and second floors respectively and the flank wall of the above neighbouring property would be retained. This is considered sufficient as not to result in any adverse overlooking and loss of privacy to the occupiers of ‘Malabar’.

21. As the application site is a corner plot, an effective solid boundary treatment is proposed to enable the use of the front gardens as private amenity areas by the future occupiers. Whilst of unusual design concept, sufficient garden amenity areas are considered to be provided for the future occupiers. It is also considered however that any further encroachment on these areas would result in insufficient gardens to the future occupiers and therefore the restriction of the permitted development falling within the Classes A and E is necessary. A relevant condition could be imposed.

Access and parking

22. County Highway Authority has undertaken an assessment in terms of the likely net additional traffic generation, access arrangements and parking provision and is satisfied that subject to conditions the application would not have a material impact on the safety and operation of the adjoining public highway. The County Highway Authority seeks to impose relevant conditions and informative in order not to prejudice highway safety nor cause inconvenience to other highway users.

Impact on the Thames Basin Heath Special Protection Area

23. The application site lies within the 5km buffer zone of the Thames Basin Heath Special Protection Area. To mitigate the impact of the additional residential occupancy within the buffer zone, the applicant is required to enter into a legal agreement to secure a financial contribution of £1,803.00 towards the Strategic Access Management and Monitoring (SAMM). A satisfactory unilateral agreement has been received.

Financial considerations

New Homes Bonus

24. Section 70 subsection 2 of the Town and Country Planning Act 1990 (as 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.
25. 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.

26. In the 2014-15 allocation, the Council received £2.07m through the New Homes Bonus. The Council’s provisional New Homes Bonus allocation for 2015-16 is £2.45m.

27. 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

28. Policy CS21: Affordable Housing of the Council’s Core Strategy (2011) requires 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. However, on 28 November 2014 the Minister for housing and planning set out changes to the way planning contributions for affordable housing should be collected. This statement set out that contributions should not be sought from developments of 10-units or less, and which have a maximum combined gross floorspace of no more than 1000sqm. The detail supporting this statement was then established in the National Planning Practice Guidance paragraphs 13 to 23. The Council recognises that ministerial statements are a material consideration with regard to the granting of planning permission and is therefore applying the Government’s new policy to all decisions determined on or after 1 December 2014.

29. This development falls below the threshold and thus in planning policy terms there is no requirement for the applicant to provide a legal agreement to secure affordable housing as part of this application.

Community Infrastructure Levy (CIL)

30. The development falls under development which is liable for CIL. It is estimated that 192sqm of new floor space will require a contribution of £27,214.29. 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

31. The matters raised have been addressed in the planning considerations above, however the outstanding matter is dealt with below:

- Whilst the current proposal is similar to the previously withdrawn, the original scheme had been amended to omit the single storey elements that previously fronted both Cavendish and Egerton Roads.

Conclusion

32. 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: A GA(00) 01, A GA(00) 02, Proposed Basement Floor Plan, Proposed Ground Floor Plan, Proposed First Floor Plan, Proposed Second Floor Plan, Proposed Roof Plan, A GA(11) 02 sheet 1 of 2, A GA(11) 02 sheet 2 of 2, A GA(11) 04 and the Design and Access Statement, all received on 23/02/2015.

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

3  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 & E of Schedule 2 to the said Order shall be carried out within the curtilage of any dwellinghouse, unless planning permission is first granted by the Borough Council.

Reason: To safeguard the amenities of the future occupiers of the development and to comply with Policy DM2 of the Elmbridge Development Management Plan 2015.

4  MATERIALS - APPROVED
The development shall not be erected other than in the materials stated in the application form and in the Design and Access Statement, both received on 23/02/2015 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.

5  OBSCURE GLAZING
The second floor en-suite bathroom window on the north/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 it serves 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.

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. ANY TREES OR PLANTS, WHICH WITHIN A PERIOD OF FIVE YEARS OF THE COMMENCEMENT OF ANY WORKS IN PURSUANCE 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 NEW ACCESS
THE DEVELOPMENT HEREBY APPROVED SHALL NOT BE FIRST OCCUPIED UNLESS AND UNTIL THE PROPOSED VEHICULAR ACCESS TO EGERTON ROAD HAS BEEN CONSTRUCTED IN ACCORDANCE WITH THE APPROVED PLANS (PROVIDING VISIBILITY SPLAY OF 2M BY 43M AND THE MAXIMUM ACHIEVABLE PEDESTRIAN VISIBILITY SPLAY) AND THEREAFTER THE VISIBILITY ZONES SHALL BE KEPT PERMANENTLY CLEAR OF ANY OBSTRUCTION OVER 1.05M HIGH.

Reason: In order that the development should not prejudice highway safety, the free flow of traffic nor cause inconvenience to other highway users in accordance with Policy DM7 of the Elmbridge Development Management Plan 2015.

8 ACCESS GATES
The access gates shall only open into the site.

Reason: In order that the development should not prejudice highway safety, the free flow of traffic nor cause inconvenience to other highway users in accordance with Policy DM7 of the Elmbridge Development Management Plan 2015.

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/1app/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.

2 NEW VEHICLE CROSSOVERS AND DROPPED KERBS
The permission hereby granted shall not be construed as authority to carry out any works on the highway. The applicant is advised that prior approval must be obtained from the Highway Authority before any works are carried out on any footway, footpath, carriageway, or verge to form a vehicle crossover or to install dropped kerbs. Please see www.surreycc.gov.uk/roads-and-transport/road-permits-and-licences/vehicle-crossovers-or-dropped-kerbs.
Fletcher Crane Architects Ltd

Figure dimensions only are to be taken from this drawing.

All dimensions are to be checked on site before any work is put in hand.

Where applicable this drawing must be read in conjunction with additional information prepared by Fletcher Crane Ltd and/or others.

Client’s name

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N 1 : 625 @ A1; (1: 1250 @ A3)

Existing Location Plan

Proposed Location Plan

Existing & Proposed Location Plans

Planning
Proposed West Street Elevation

Proposed South Street Elevation