

Application No:	2019/0688	Application Type:	FLH
Case Officer:	Peter Brooks	Ward:	Weybridge Riverside Ward
Expiry Date:	20/05/2019		
Location:	11A Portmore Park Road Weybridge Surrey KT13 8ER		
Proposal:	Roof extension incorporating side and rear dormers, rear juliet balconies and roof lights, single-storey rear/side extension, single-storey front extension with porch canopy and alterations to fenestration following partial demolition of existing house.		
Applicant:	Mr & Mrs Thomas McLelland		
Agent:	Mr K Patel Your Architect Ltd Estoril 181 Uxbridge Road Harrow HA3 6TP		
Decision Level:	If Permit – Sub-Committee If Refuse – Sub-Committee		
Recommendation:	Refuse		

Representations: The Council has received 23 letters of objection from 22 addresses, including from the Weybridge Society, on the following grounds:

- Dormers excessive size and scale
- Would result in dominant form of development
- Impact on neighbouring amenity (loss of light, overshadowing, overbearing, overlooking,
- Harmful impact on character of the area
- Overdevelopment of the site
- Works commenced on site
- Previous planning history
- Precedent for further extensions
- Lawfulness of current extensions under construction
- Accuracy of plans

This application has been referred by Cllr Freeman if the Officer recommendation is to refuse

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

R e p o r t

Description

1. The application site is situated to the southeast of Portmore Park Road, a pre-dominantly residential road in Weybridge. The site is currently occupied by a single storey detached dwelling that is set between two larger detached houses. The ground levels of the application site slope slightly up from the road towards the rear. The site lies within the Portmore Park Road and Wey Road Environs character area, as defined in the Weybridge Companion Guide to the Design and Character SPD.

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

CS1 – Spatial strategy

CS4 – Weybridge

CS17 – Local Character, Density and Design

Development Management Plan 2015

DM1 – Presumption in favour of sustainable development

DM2 – Design and amenity

DM7 – Access and parking

Design & Character SPD 2012

& Companion Guide: Home Extensions

4. Relevant Planning History

Reference	Description	Decision
2019/0326	PD Prior Notification: Single-storey rear extension following demolition of existing conservatory.	Prior Approval Granted
2018/3847	PD Prior Notification: Single-storey rear extension.	Prior Approval Granted
2018/2893	Extensions and alterations to convert existing single-storey house into a two-storey house following partial demolition of existing house.	Refused and subsequently dismissed on appeal
2018/1638	Extensions and alterations to convert existing single-storey house into a two-storey house with rooms in the roof space following partial demolition of existing house.	Refused
2017/1209	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	Refused and subsequently dismissed on appeal
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

Proposal

5. Permission is sought for the erection of a roof extension incorporating side and rear dormers, rear Juliet balconies and roof lights, single-storey rear/side extension, single-storey front extension with porch canopy and alterations to fenestration following partial demolition of existing house.
6. The work for the prior notification extensions (2018/3847 and 2019/0326) has commenced on site, and the extent of these is included within the description of works under consideration by this application.

Consultations

7. None.

Positive and Proactive Engagement

8. The National Planning Policy Framework requires local planning authorities to work with the applicant in a positive and proactive manner to resolve problems before the application is submitted and to foster the delivery of sustainable development. This requirement is met within Elmbridge through the availability of pre-application advice.
9. No formal pre-application advice was sought prior to the submission of this application. Pre-application advice has been sought on the site for previous schemes.

Planning Considerations

10. The main planning considerations in the determination of this application are:
 - Previous planning history;
 - The design of the proposal and its impact on the character of the area and the street scene;
 - The impact on residential amenities;
 - Financial considerations.

Previous planning history

11. The site has an extensive planning history. 4 of these applications sought to alter the existing bungalow into a two storey dwelling, all of which were refused, and two of which were appealed and subsequently dismissed. The planning history of the site is a material planning consideration but the scheme under consideration here does differ from those which have come before by virtue of its design to incorporate dormers into the existing roof.

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

12. The application site is situated in a bend of Portmore Park Road and is occupied by a single storey property with no habitable accommodation in the roofspace. The immediate neighbouring properties to either side of the bungalow are large two-storey family dwellings with rooms in the roofspace. Whilst there are examples of bungalows in the road, these are grouped together higher up the road to its north, except for two exceptions, which include the application property and No. 48 Portmore Park Road, which is approximately 120m away. Due to the bend in the road, the other bungalows are not readily visible in the immediate street scene of the application site. The immediate street scene is dominated by large detached dwellings, many of which have rooms in the roof space.
13. Notwithstanding the above assessment, the proposal would see the enlargement of the bungalow roof and creation of 3 no. dormers, 1 on either flank and 1 at the rear. Whilst the rear dormer would not be readily visible from the streetscene, the two flank dormers would be visually prominent, and draw attention to the building. The dormers, by virtue of their size, design and resultant appearance would appear as unattractive, bulky additions to the roof which would pay no regard to the character of the existing dwelling or the wider area, where dormers that are visible are of a modest scale and do not dominate the roof of the property to which they belong. The Council's guidance on dormers, contained within the Home Extensions SPD advises that dormers should not dominate the roof by being over large. It is considered the dormers under consideration here would fail to comply with that guidance.
14. The proposed rear addition would essentially be the same as that approved by the two prior approval applications, as referred in Para. 6 of this report, with an infill section between them. It is not considered this element would have a harmful impact upon the character of the area or the host dwelling by virtue of the fact an almost identical form of development has already been approved and is currently under construction. In addition, this element is not readily visible from the streetscene and so has a negligible impact, if any, upon the character of the area. The proposed front extension is considered to be of modest scale and whilst it introduces a small element of flat roof to the front of the property it is not considered this is of

a scale to cause harm to the streetscene or host dwelling. The proposed rooflights are considered to have a neutral impact on the character of the area.

15. In conclusion, it is considered that whilst the single storey front and rear extensions and rooflights would have an acceptable impact upon the character of the area, the proposed flank dormers, by virtue of their scale, design and resultant appearance would appear as incongruous features in the streetscene and so cause material harm to the character of the area and the streetscene.

The impact on the residential amenities

16. Any proposed development should achieve a satisfactory relationship with neighbouring dwellings to ensure no unacceptable harm to neighbouring amenity occurs. Based on the previous planning history, and in particular 2018/2893, 2018/3847 and 2019/0326 the impact of the proposed development on neighbouring amenity is considered to be acceptable. The depth and extent of the rear extensions has been agreed by those permissions listed in Para. 6 of this report. 2018/2893, the application to create a two storey dwelling, whilst being refused and dismissed at appeal, did not object to the provision of obscurely glazed first floor flank windows, and the windows located in the proposed dormers under consideration here are in comparable locations to those previously considered acceptable. As such in light of the sites planning history the impact of the proposed development on the amenities of the adjoining neighbouring occupiers is considered acceptable.

Financial considerations

17. The development is liable for 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

18. The material planning considerations are set out in the above report.
19. In regard to precedent, each planning application is assessed on its own merits, and having regard to relevant planning history.
20. This application is not required to assess the lawfulness of the extensions granted by the prior approval applications. The Council's compliance team have an open investigation on the site but do not consider any breaches to have occurred.
21. The accuracy of the submitted plans is the onus of the applicant. Should at a later date become apparent that the dimensions indicated on the plans are incorrect, any planning permission would be invalid.

Conclusion

22. The proposed roof enlargement and proposed flank dormers, by virtue of their scale, design and bulky appearance would represent incongruous features which would cause unacceptable harm to the host dwelling, character of the area and the streetscene. As such the proposal would have a harmful impact on the character of the area, contrary to Policy CS4 and CS17 of the Elmbridge Core Strategy 2011 and Policy DM2 of the Elmbridge Development Management Plan 2015 and the National Planning Policy Framework 2019.

The proposed development does require a CIL payment

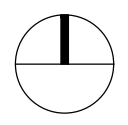
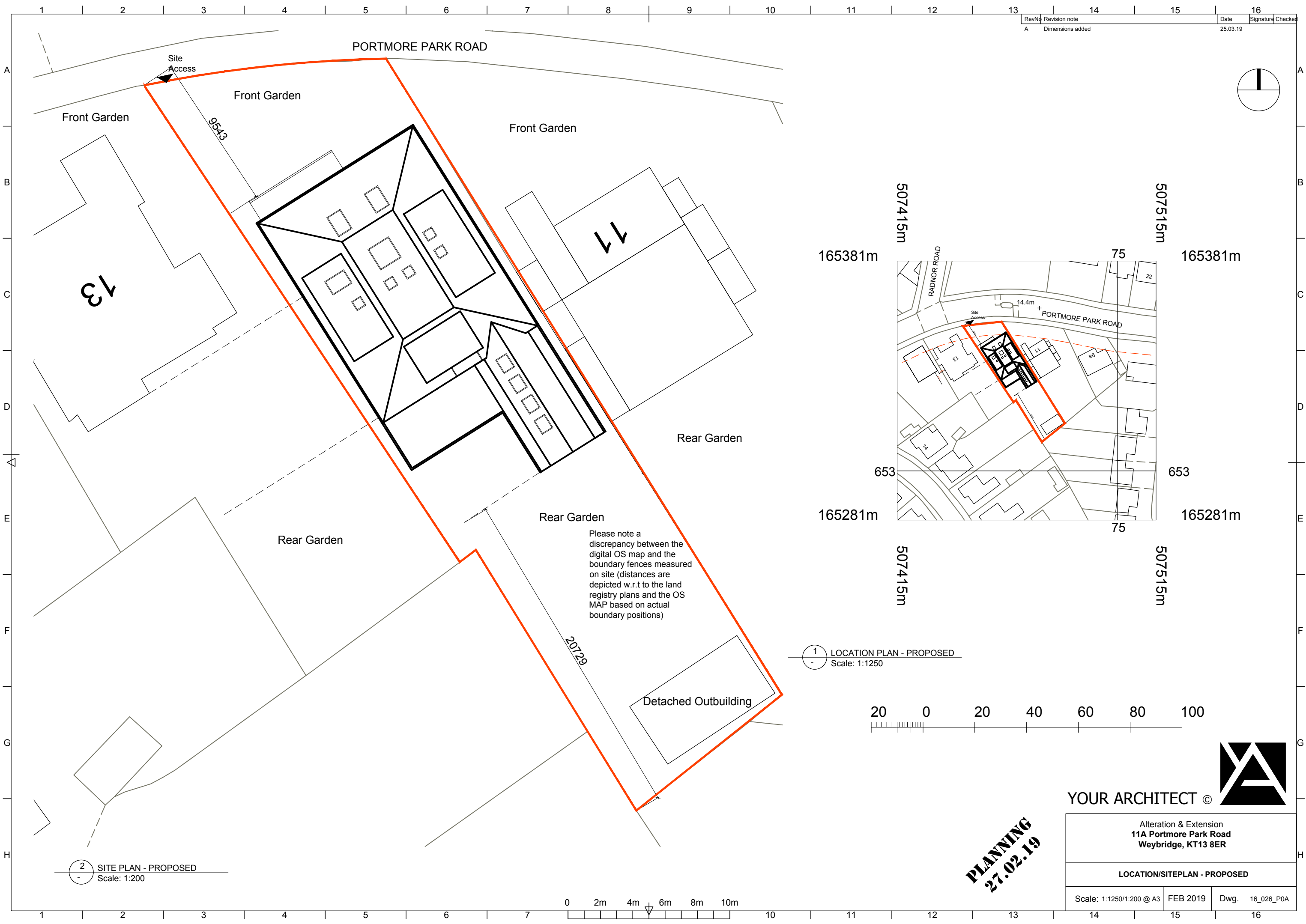
Recommendation: Refuse Planning Permission

Reasons For Refusal

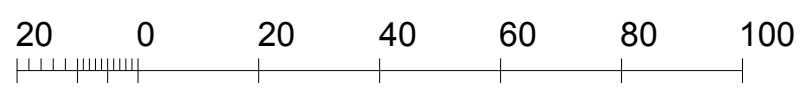
- 1 The proposed roof enlargement and proposed flank dormers, by virtue of their scale, design and bulky appearance would represent incongruous features which would cause unacceptable harm to the host dwelling, character of the area and the streetscene. As such the proposal would have a harmful impact on the character of the area, contrary to Policy CS4 and CS17 of the Elmbridge Core Strategy 2011 and Policy DM2 of the Elmbridge Development Management Plan 2015 and the National Planning Policy Framework 2019.

Informatives

- 1 **COMMUNITY INFRASTRUCTURE LEVY (REFUSAL)**
Notwithstanding the above reason(s) for refusal the applicant is advised that the Local Planning Authority has adopted the Community Infrastructure Levy (CIL) on any planning application determined after 01 April 2013. This is a non-negotiable land charge based on per sqm of development (internal gross floorspace). In the event of an appeal situation this planning application will likely be liable for CIL, further details of which can be found on the Council's website at www.elmbridge.gov.uk/planning/cil-process

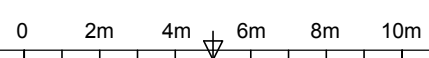


1 LOCATION PLAN - PROPOSED
Scale: 1:1250



Please note a 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)

2 SITE PLAN - PROPOSED
Scale: 1:200



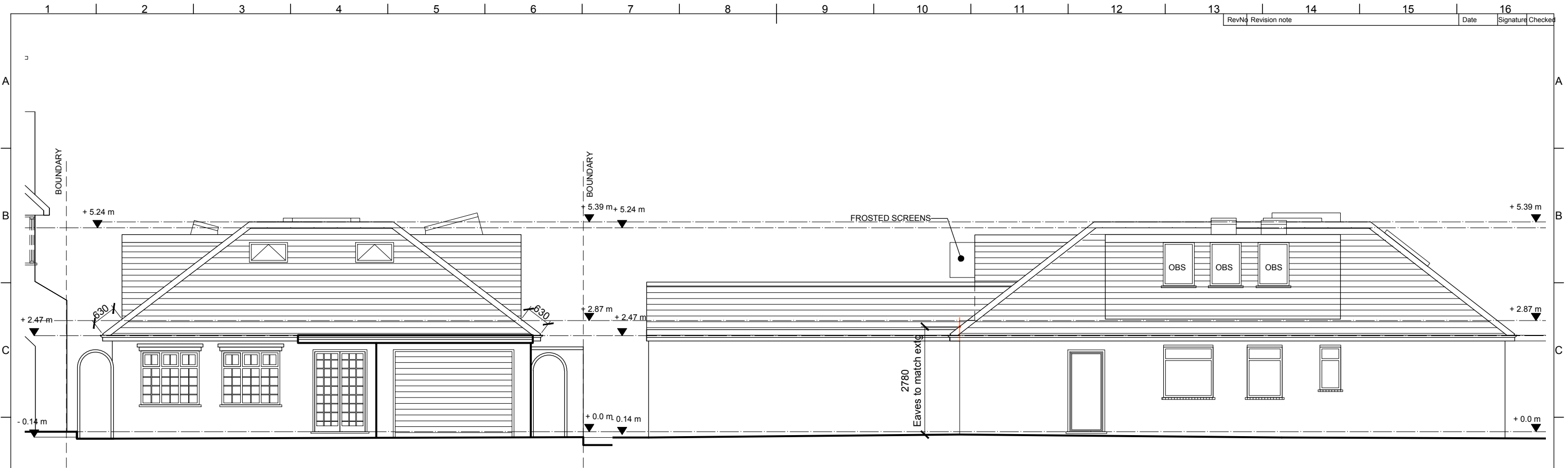
YOUR ARCHITECT ©

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LOCATION/SITEPLAN - PROPOSED

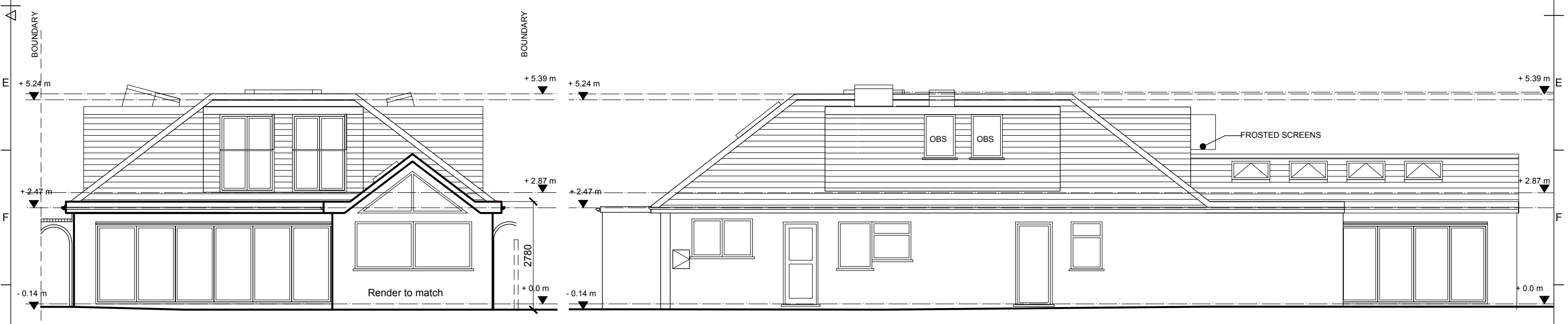
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PLANNING
27.02.19



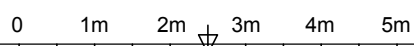
1 FRONT ELEVATION - PROPOSED
Scale: 1:100

2 SIDE ELEVATION - PROPOSED
Scale: 1:100



3 REAR ELEVATION - PROPOSED
Scale: 1:100

4 SIDE ELEVATION - PROPOSED
Scale: 1:100



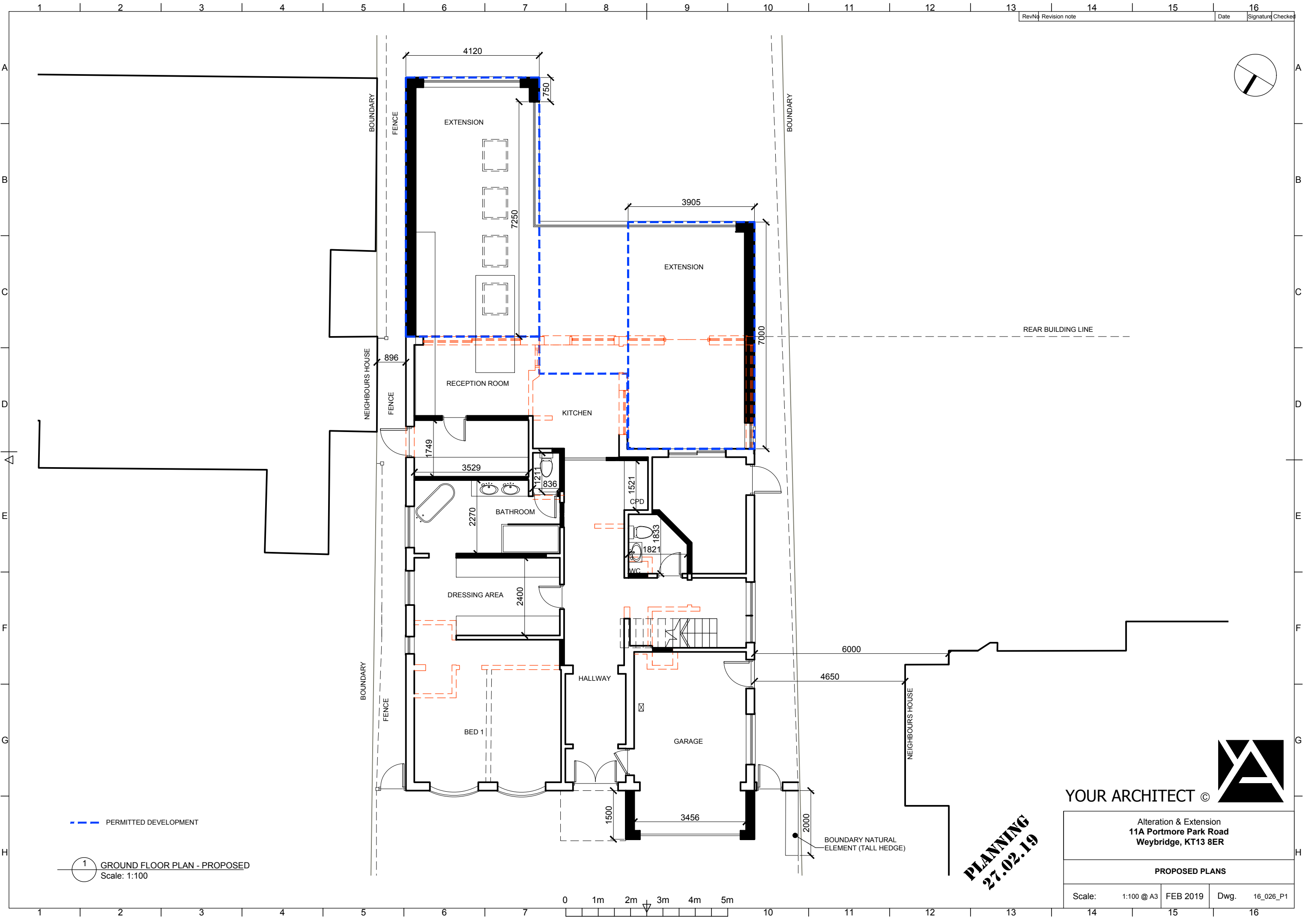
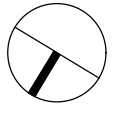
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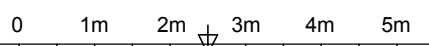
PROPOSED ELEVATIONS

Scale:	1:100 @ A3	FEB 2019	Dwg.	16_026_P4
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--- PERMITTED DEVELOPMENT

1 GROUND FLOOR PLAN - PROPOSED
Scale: 1:100



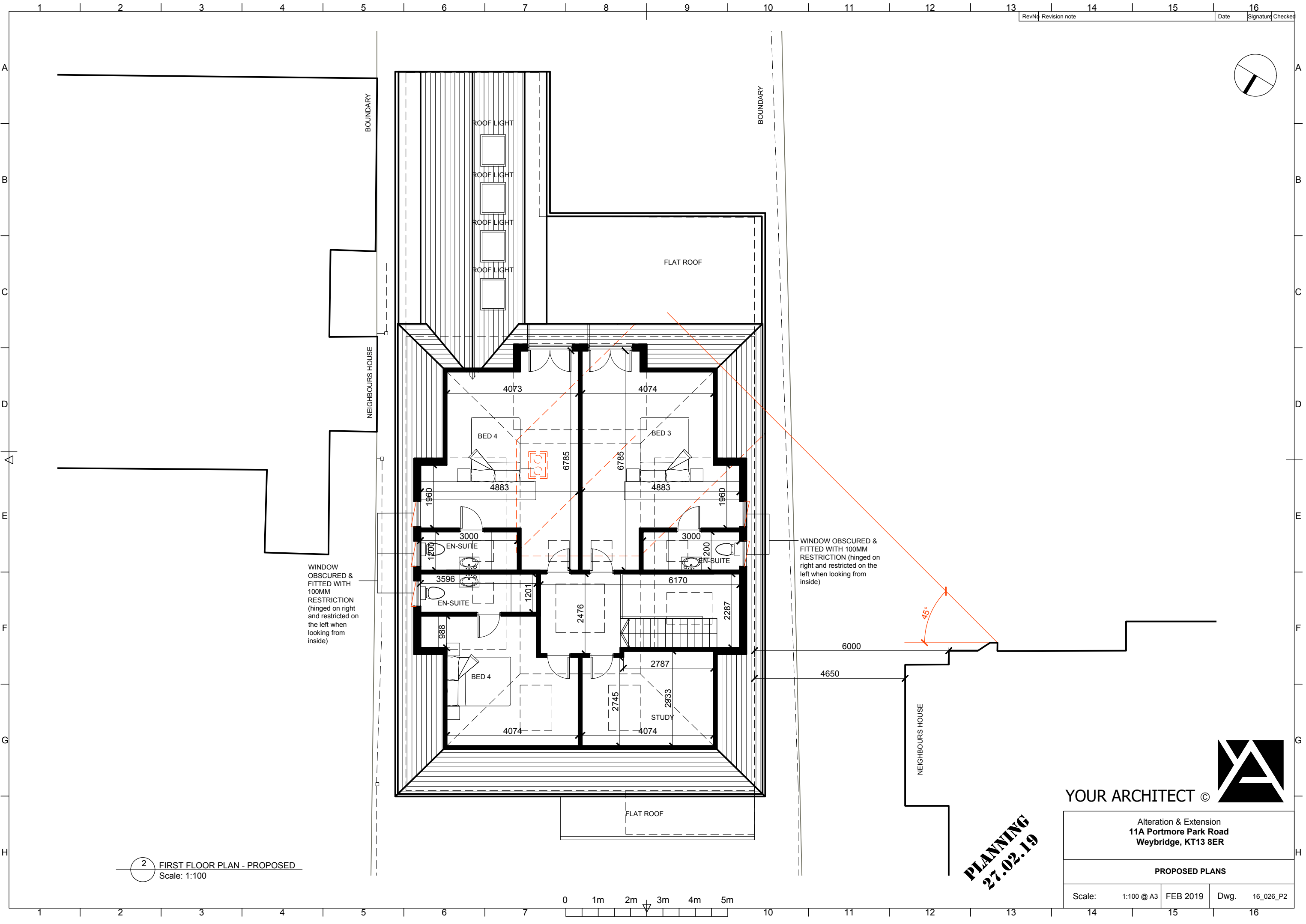
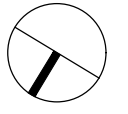
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PROPOSED PLANS

Scale: 1:100 @ A3	FEB 2019	Dwg. 16_026_P1
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WINDOW
OBSCURED &
FITTED WITH
100MM
RESTRICTION
(hinged on right
and restricted on
the left when
looking from
inside)

WINDOW OBSCURED &
FITTED WITH 100MM
RESTRICTION (hinged on
right and restricted on the
left when looking from
inside)

2 FIRST FLOOR PLAN - PROPOSED
Scale: 1:100

0 1m 2m 3m 4m 5m

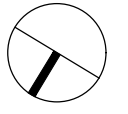
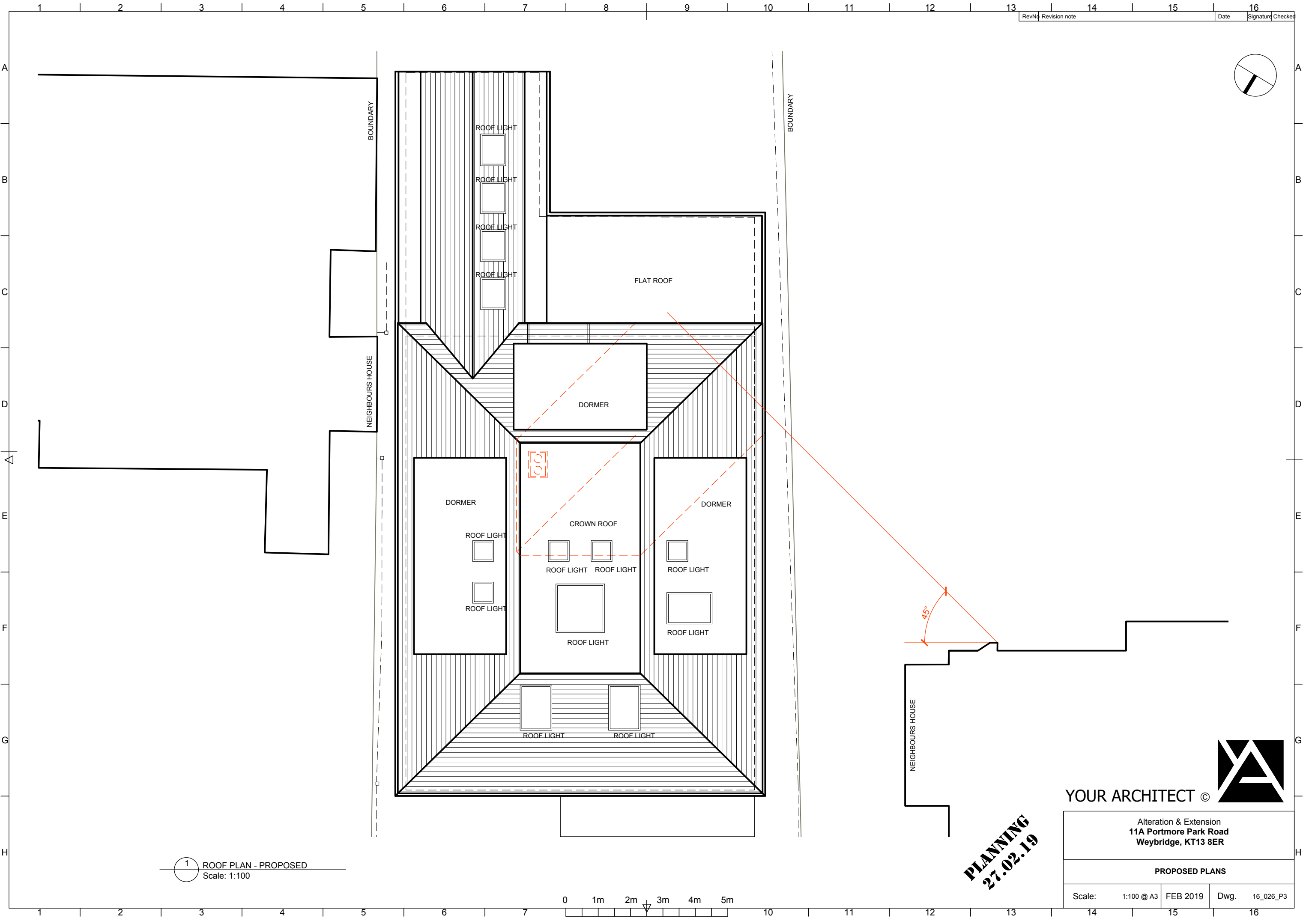
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PROPOSED PLANS


Scale:	1:100 @ A3	FEB 2019	Dwg.	16_026_P2
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1 ROOF PLAN - PROPOSED
Scale: 1:100

0 1m 2m 3m 4m 5m

PLANNING
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PROPOSED PLANS

Scale:	1:100 @ A3	FEB 2019	Dwg.	16_026_P3
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