Description

1. The application site contains an end of terrace dwelling and a mid-terrace dwelling on the north side of Winterdown Road in Esher. The site is within the West End Conservation Area and the West End Designated Character Area.

Constraints

2. The relevant planning constraint is:

   - Conservation Area – West End

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
   CS9 - Esher
   CS17 – Local Character, Density and Design

   Development Management Plan 2015
   DM1 – Presumption in favour of sustainable development
   DM2 – Design and amenity
   DM12 – Heritage

   Design & Character SPD 2012
   Companion Guide – Esher
   Companion Guide – Home Extensions
4. **Relevant Planning History**

<table>
<thead>
<tr>
<th>Reference</th>
<th>Description</th>
<th>Decision</th>
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<tbody>
<tr>
<td>2019/0508</td>
<td>West End Conservation Area - Various works to various trees. (Nos. 28 &amp; 29)</td>
<td>Conservation Area Tree Works Acceptable</td>
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<tr>
<td>2012/1382</td>
<td>Rear dormer window (No. 28)</td>
<td>Granted</td>
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<tr>
<td>2011/5926</td>
<td>Part two/part single storey rear extension to both houses and new front porch to No 27 following demolition of existing rear extensions (Nos. 27 &amp; 28)</td>
<td>Granted</td>
</tr>
<tr>
<td>1995/1185</td>
<td>Single storey side extension. (No. 29)</td>
<td>Granted</td>
</tr>
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**Proposal**

5. Planning permission is being sought for a part two/part single storey side/rear extension incorporating an integral garage, a first-floor rear extension and alterations to fenestration following the demolition of the existing detached garage and partial demolition of the existing building.

6. The proposed side extension to No. 29 would have a maximum side projection of 3.95 metres and would project a maximum of 1.66 metres rearwards. It would have a ridge height of 6.35 metres and would be set below the main ridge of the terrace. The two-storey element would have an eaves height to match the main roof. The single storey element would have an eaves height of 2.53 metres.

7. The proposed first floor rear extension to No. 28 would have a rear projection of 2.99 metres and would have a height and eaves height to match the proposed extension to No. 29.

8. All of the extensions would be finished in stock brick and natural roof slates to match the host building along with white painted timber framed sash windows to match the existing windows.

**Representations**

9. The Council notified 7 properties and placed a site notice near the site.

10. 5 letters of objection have been received from 4 addresses, a further 2 letters of observation have been received from another 2 addresses however as they raise matters of concern they have been considered as letters of objection. The concerns raised can be summarised as:

- The side extension would be out of keeping with the character of the area.
- Loss of light to neighbouring properties.
- Position of the boundary wall is not consistent with land registry documents.
- Extension would project further to the rear than existing and no study provided to confirm the square footage allowed for development.
- Previous application required extensions to Nos. 27 and 28 Winterdown Road to be built jointly to avoid loss of light to either property.
- Overdevelopment of the site due to the proposed mass, scale and appearance.
- Terracing effect.
- Garage door would not be in keeping with the character of the area.
- Impact on existing foundations.

**Consultations**

11. Tree Officer – No objection to the proposal subject to the use of appropriate arboricultural planning conditions.

12. West End Conservation Area Advisory Committee – No response.
Positive and Proactive Engagement

13. 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.

14. Pre-application advice was sought under reference PreApp101926128 on 09/01/2019 regarding the proposed side extension to No. 29. It was considered that the principle of a side extension was acceptable and that the size and scale of the proposed extension would, on balance, have an acceptable impact on the character and setting of the conservation area. Views of the extension would be limited due to the significant set back from the front elevation and the impact on the street scene would be acceptable. It was concluded that there was the potential for the extension to impact on Nos. 28 and 30 Winterdown Road however the full extent could not be determined without the benefit of a site visit and would need to be assessed fully on site. The addition of a useable off street parking space was also noted as a benefit to the host dwelling as well as a potential benefit to the character of the conservation area.

Planning Considerations

15. The main planning considerations in the determination of this proposal are:

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

16. The proposed part two/part single storey extension to No. 29 Winterdown Road would be well integrated with the host dwelling and would appear as a subservient addition. The roof of the proposed extension would be similar in pitch to the main roof and finished in matching roof tiles, the eaves height would also match the existing eaves. The extension would be set towards the back of the dwelling and would have a limited impact on the street scene due to its limited visibility. The extension would be similar in style to the previously granted and constructed extension to No. 24 Winterdown Road (2016/2608) on the other end of the terrace, however whilst the extension would include a single storey element it would also be set further back than the extension to No. 24. The two-storey element of the proposed side extension would be 1.5 metres away from the side boundary and as such is not considered to result in a terracing effect, as per the guidance in the Home Extensions Companion Guide 2012. The single storey element would be set 0.46 metres away from the side boundary with No. 30 and this would exceed the 0.3 metre gap recommended by the Home Extensions Companion Guide 2012.

17. The proposed extension to No. 29 is considered, on balance, to have an acceptable impact on the character and setting of the conservation area. The integral garage would replace the existing detached garage which currently would appear to be un-useable as access to it is prevented by the single storey side extension to be demolished as part of the proposed development. The proposed development would enable a car to be parked in the garage and a car to be parked at the side of the dwelling which would potentially remove one or two cars from the street, improving the setting of the conservation area. Views of the proposed extension including the garage door would be relatively limited due to its set back from the front of the site, decreasing the impact on the conservation area.

18. The proposed first floor extension to No. 28 would be sited at the rear of the property and would not be visible from the street scene or any public part of the conservation area. It is considered that the extension would be well integrated into the host building by reason of the matching eaves height and materials. It would introduce a small crown roof element; however,
it would not be visible from any public land and would not be immediately obvious and as such would not result in harm to the host building or the character of the conservation area.

The impact on the amenity of neighbouring properties

19. The proposed development would have the potential to affect the amenity of the neighbouring properties to either side of the application site, Nos. 27 and 30 Winterdown Road.

20. No. 27 is a mid-terrace property adjoining No. 28 and would potentially be affected by the proposed first floor rear extension to No. 28, which would project 2.99 metres rearwards. No. 27 has two rear facing windows at first floor level, the window adjoining the proposed extension is obscurely glazed and serves a bathroom. The other window serves a bedroom and it is considered that the window would not be materially impacted upon by the proposed first floor extension. The proposed extension would project 2.99 metres rearwards which combined with the orientation of the window towards the north would result in minimal impact on direct light reaching the window. It is also considered that there would be minimal impact on outlook from the window and no additional loss of privacy arising from the extension.

21. No. 30 Winterdown Road borders the application site to the west and forms part of a semi-detached pair, along with No. 31. No. 30 has two first floor side facing windows that would face towards the proposed side extension to No. 29. One window is obscurely glazed and serves a bathroom and the other window is the sole window serving a bedroom. The proposed part two/part single storey side extension to No. 29 would be sited towards the north-east of the bedroom window of No. 30 and as such would not result in a material loss of direct sunlight. The two-storey element of the extension would project 2.5 metres to the side and it is considered that due to the modest increase in width and the existing juxtaposition of the window of No. 30 and the side elevation of No. 29 there would be no material loss of outlook or loss of privacy.

The impact on parking

22. The proposed extension to No. 29 would include an integrated garage to replace the existing detached garage. The existing garage is currently inaccessible for the majority of vehicles due to the single storey side extension of No. 29 which blocks access for all but the smallest of vehicles. The proposed extensions would therefore increase the parking provision on site, allowing 1 vehicle to be parked in the garage and a further vehicle parked in front of the garage. This parking provision accords with the requirements of policy DM7 of the Development Management Plan 2015.

Matters raised in Representations

23. The majority of the matters raised have been addressed in the planning considerations above, the remainder are addressed below.

24. The applicant has provided a location plan with a red line indicating the boundaries of the proposed development and has signed certificate A on the application form indicating that they are the owners of all land pertaining to the application. The matter of land registry, the boundary wall and ownership of the land is not a planning consideration and would potentially be a civil matter between the appropriate land owners. Planning permission does not provide permission to build on land outside of the applicant’s ownership without the permission of the land owner.

25. Each application is determined on its own merits in conjunction with the Development Plan and all relevant material considerations. The previous application for Nos. 27 & 28 differed in several aspects to the application under consideration.

26. The impact on the existing foundations would be controlled by and subject to Building Control regulations and is not a planning consideration.
Conclusion

27. 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.

The proposed development does not require a CIL payment

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: 001 Rev A received on 17/04/2019 and 002 Rev B received on 20/05/2019.

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

3   MATERIALS TO MATCH
The materials (stock brick and natural roof slates) 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   TREES PRE-COMMENCEMENT MEETING
No development including groundworks and demolition shall take place and no equipment, machinery or materials shall be brought onto the site for the purposes of the development until a pre-commencement meeting has been held on site and attended by a suitable qualified arboriculturist, representative from the Local Planning Authority and the site manager/foreman.

To agree working procedures and the precise position of the approved tree protection measures or/and that all tree protection measures have been installed in accordance with the approved tree protection plan and approved reports prepared by GHA Trees Arboricultural Consultancy. The tree protection measures shall be maintained for the course of the development works.

To arrange a pre-commencement meeting please email tplan@elmbridge.gov.uk with the application reference and contact details.

Reason: To protect and enhance the appearance and character of the site and locality and reduce the risk to protected and retained trees. This is required to be a pre-commencement condition as the details go to the heart of the planning permission.

5   TREES PROTECTION MEASURES
No development including groundworks and demolition and no equipment, machinery or materials shall be brought onto the site for the purposes of the development until all tree protection measures have been installed in the positions identified on tree protection plan.
Reason: To protect and enhance the appearance and character of the site and locality and reduce the risk to protected and retained trees. This is required to be a pre-commencement condition as the details go to the heart of the planning permission.

6  TREES RETENTION

All existing trees, hedges or hedgerows shall be retained, unless shown on the approved drawings as being removed 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, hedge or hedgerow shall be cut down, uprooted or destroyed, nor shall any retained tree be pruned other than in accordance with the approved plans and particulars. Any pruning shall be carried out in accordance with British Standard 3998: 2010 (tree work) and in accordance with any approved supplied arboricultural information.

b) if any retained tree, hedge or hedgerow is removed, uprooted or destroyed or dies, another tree, hedge or hedgerow of similar size and species shall be planted at the same place, in the next available planting season or sooner.

Reason: To protect and enhance the appearance and character of the site and locality and reduce the risk to protected and retained landscape features.