Representations: None.

This application requires determination at Sub Committee level because the applicant is a Member of the Council.

Report

Description

1. This application relates to a semi-detached dwelling located to the northern side of Giggs Hill Road, opposite Giggs Hill Green.

Constraints

2. The following planning constraints are relevant:
   - Conservation area (Giggs Hill Green)
   - Flood Zone 2

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
   CS26 – Flooding

   Development Management Plan 2015
   DM1 – Presumption in favour of sustainable development
   DM2 – Design and Amenity

   Design & Character SPD 2012
   Home Extensions Companion Guide
Relevant Planning History

4. None relevant.

Proposal

5. This application seeks permission for a single storey rear extension.

6. Amended plans have been accepted whilst the application was under consideration to reduce the height of the proposal on the boundary and to set the proposal 0.15m off the boundary line.

Consultations

7. Planning Conservation – The proposed single storey rear extension would not be visible from the front of the property and would have no impact on the street scene of the conservation area but in any case, viewed from the rear I do not consider that there would be any negative impact. Therefore, no adverse comments are made.

Positive and Proactive Engagement

8. 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.

9. No pre-application advice was sought.

Planning Considerations

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

- The design of the proposal and its impact on the host dwelling, the character of the area and the streetscene
- The impact on the amenity of the neighbouring properties
- The impact on garden space
- Flood risk

The design of the proposal and its impact on the host dwelling, the character of the area and the streetscene

11. The proposal is of a subservient scale to the host dwelling with respect to its size and scale. Due to the location of the proposed extension at the rear of the dwelling it would not be visible from the streetscene. As such, the proposal is not considered to negatively impact upon the streetscene or wider Conservation Area.

The impact on the amenity of the neighbouring properties

12. The proposal would project 3.3m from the rear elevation of the dwellinghouse with a width of 6.6m and a height of 3.5m. As such, the proposal is only 0.3m beyond the 3m rearward projection considered acceptable in terms of loss light. This additional 0.3m is not considered to result in sufficient harm to the adjoining neighbour (No. 13) to justify a refusal of this application on the grounds of neighbouring amenity.

13. Due to the siting of the dwelling, the proposal would not impact upon No.11.
The impact on garden space

14. The retained amenity space is considered adequate and commensurate to the size of the dwelling and complies with the recommended standards set out in the Council’s adopted SPD on ‘Design and Character’.

Flood risk

15. The Flood Risk Assessment details that the floor levels of the proposals would be set no lower than the existing property and flood proofing would be incorporated where appropriate. This is considered acceptable and accords with the flood risk compatibility table in the NPPG which concludes that development is appropriate for ‘more vulnerable’ proposals, including extensions to dwelling houses, in Flood Zone 2. As such it is not considered that the proposal would have a material increase in flood risk.

Matters raised in Representations

16. None.

Conclusion

17. 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.

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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: MS1105-14 and proposed rear and proposed side elevation received on 22/06/2015.

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

3 MATERIALS - APPROVED
The extension shall not be erected other than in the materials specified in the application form received 24/02/2015 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.
Informes
Tree Survey:

Lewsons Cypress:
- A - 300mm dia.
- B - 350mm dia.
- F - 250mm dia.

Scots Pine:
- C - 700mm dia.

Apple:
- D - 250mm dia.

False Accacia:
- E - 400mm dia.

Wellingotna
- G - 600mm dia.
Giggs Hill Road

No. 12

Existing Rear Elevation

Existing Side Elevation

Proposed Rear Elevation

Proposed Side Elevations

Plan, proposed extension outlined in red