Application No: 2016/0090
Application Type: FULL
Case Officer: Matthew Briant
Ward: Walton Central
Expiry Date: 17/03/2016
Location: 7 Dudley Road Walton-on-Thames Surrey KT12 2JT
Proposal: Single storey rear extension and wheelchair ramp incorporating railing (a maximum of 1-metre high) following partial demolition of existing house
Applicant: Mr Donald Russell
Mr Michael Egbor
Care and Repair Elmbridge
Civic Centre
Agent: High Street
Esher
Surrey
KT10 9SD
Decision Level: If Permit – Sub Committee
If Refuse – Sub Committee
Recommendation: Permit

Representations: None

This application has been promoted to Sub Committee as the agent is Elmbridge Borough Council

Report

Description

1. The site consists of a two-storey semi-detached dwellinghouse located on the south-west side of Dudley Road in the settlement area of Walton-on-Thames.

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
CS3 – Walton on Thames
CS17 – Local character, density and design

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

Design & Character SPD 2012
Companion Guide: Walton on Thames
Companion Guide: Home extensions

Developer Contributions SPD 2012
Relevant Planning History

4. No relevant history found.

Proposal

5. Planning permission is sought for a single storey rear extension and wheelchair ramp incorporating railing (a maximum of 1-metre high) following the partial demolition of the existing house.

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 pre-application advice sought.

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 dwelling, the character of the area and the street scene
   • The impact on the amenity of neighbouring properties
   • The impact on garden space

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

10. The extension and ramp would respect the character of the host dwelling and would not be visible from the street scene so there would be no significant impact on the visual amenities of the wider area.

The impact on the amenity of neighbouring properties

11. Both of the adjacent properties have single storey rear extensions, neither of which will be affected by the modest rear extension and ramp proposed, by reason of overlooking, overshadowing or an overbearing impact.

The impact on garden space

12. A rear garden amenity space in excess of 11m in length will be retained.

Matters Raised in Representations

13. None.

Conclusion

14. 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.
Case Officer Checklist

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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: ME-EBC-7 Dudley Road - 02, 03, 04, 06, 07, 08 and 10 received on 21 January 2016.

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

3. **MATERIALS TO MATCH**
   The materials 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.
Ground Floor Shower Room & Ramp

EXISTING BUILDING GROUND FLOOR AREA = 47.50 m²
REAR EXTENSION AREA = 6.75 m²
TOTAL AREA = 54.25 m²

Site Address: 7 Dudley Road, Walton KT12 2JT - PROPOSED SITE PLAN

Scale: 1:200
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