Represents: 7 objections received from 6 individual households. The objections raised concern:

- Excessive height and scale over and above existing bungalow;
- Overbearing impact;
- Loss of light;
- Loss of privacy;
- Out of character with street scene and continuity of the area in general which is low in density;
- Overdevelopment of the site;
- Would lead to additional parking pressure or increased hardstanding on site, increasing flood risk and having a negative impact on biodiversity;
- Protected trees would no longer be in view from street scene;
- Neighbouring No. 8 recently been sold and purchasers should be made aware of the proposal.
- Disturbance during construction.

5 comment of support have also been submitted from 4 individual households:

- Better use of plot and improvement on existing bungalow;
- Scale of house is in keeping with the plot and other houses nearby;
- Reduced overshadowing due to loss of existing garage;
- No reason to presume an increase in on-street parking particularly given there would be more off-street parking created.

Report

Description

1. The property is a detached bungalow located on the north-west side of Burwood Park Road, Hersham. It is within HER04: West Grove environs of the Elmbridge Design and Character Supplementary Planning Document.

Constraints

2. The relevant planning constraints are:

- Tree Preservation Order (TPO)
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
CS5 – Hersham
CS17 – Local Character, Density and Design
CS25 – Travel and accessibility

Development Management Plan 2015
DM1 – Presumption in favour of sustainable development
DM2 – Design and amenity
DM6 – Landscape and trees
DM7 – Access and parking

Design & Character SPD 2012
Companion Guide: Hersham
Companion Guide: Home Extensions

Developer Contributions SPD 2012

Flood Risk SPD 2016

4. Relevant Planning History

<table>
<thead>
<tr>
<th>Reference</th>
<th>Description</th>
<th>Decision</th>
</tr>
</thead>
<tbody>
<tr>
<td>2015/4381</td>
<td>Extensions and alterations to convert existing detached single storey house into a detached two storey house with a single storey rear extension, rooms in the roof space and dormer windows following demolition of rear garage.</td>
<td>Refused: The proposed development, by reason of its height and design with dormer windows approximately 4m from a habitable room dormer window of 8 Burwood Park Road, would result in significant harm to the outlook and amenity of the neighbouring room, including a perception of overlooking and having an overbearing appearance. It is therefore considered to be detrimental to the living environment of current and future occupiers of this room.</td>
</tr>
<tr>
<td>2012/3913</td>
<td>Single storey front extension, two-storey rear extension and side dormer incorporating windows following demolition of existing garage (8 Burwood Park Road).</td>
<td>Permitted.</td>
</tr>
</tbody>
</table>

Proposal

5. Planning permission is sought for extensions and alterations to convert the existing detached bungalow into a detached two-storey house with a single storey rear extension, rooms in the roof space and dormer windows, following the demolition of the rear garage.
Consultations

6. Tree Officer – Based on the submitted information, no objections are raised concerning the proposal subject to the imposition of relevant tree protection conditions.

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. Pre-application advice was sought under reference PreApp1196128 prior to the submission of the previous application. The principle of development was considered to be acceptable and several amendments were made to address comments made by the Council during the pre-application process. The second floor dormer windows have been changed to have hipped roofs, the single storey rear extension was relocated and a chamfered corner included to respect the 45 degree angle from No. 4, a side-facing window, was removed, and the first floor layout was amended so that all side-facing windows could be conditioned to be obscurely glazed and non-opening as appropriate. However, upon submission of a planning application and following a site visit, the previous application was refused for the reasons highlighted in the Relevant History section above.

Planning Considerations

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

- Design, impact on the host dwelling, character of the area and street scene
- Impact on neighbouring amenity
- Impact on garden space
- Impact on protected trees
- Impact on parking

Design, impact on the host dwelling, character of the area and street scene

10. Looking at the proposed floor plan, given that part of the garage is proposed to be demolished, the overall increase in the actual footprint of the dwelling would not be unduly excessive. Whilst the proposals would clearly change the appearance of the dwelling within the street scene, given the bungalow is located on a street predominantly of two-storey properties – including the neighbouring property No.4 – the proposal to convert to a two-storey house is acceptable in principle. Concern has been raised regarding an increased density on site but as the proposal is for extensions to an existing house, with no additional units being proposed, the site will remain a one-dwelling site. As such, there will be no change in density but the issues of scale and height will be assessed below.

11. The Council’s adopted Design and Character SPD states that a distance of 1m should be maintained between anything above ground floor and the side boundary in order to avoid a terracing effect. In this instance, the proposal would not appear to adhere to this 1m distance at first floor level on the south-west side; the dormer window would be approximately 600mm from the boundary. However, the catslide roof away from No.8 allows for a form of transition between the bungalow and No. 6 which is not considered to result in any significant terracing effect. As such, the extension of the bungalow to form a two-storey house would not appear so out of keeping when viewed within the street scene so as to have a significantly adverse impact on the visual amenities of the area in general.

12. However, some concern has been raised regarding the height of the building and the overall height formed part of the previous reason for refusal. The catslide roof provides some transition from the adjacent bungalow to the adjacent house (No. 4) and roof heights and building sizes in the road are varied. However, the height has been reduced by 500mm on this application to be 8.7m (approx.), similar in height to the adjacent No. 4. This reduction in
height does result in a small part of the roof being flat but this is not considered to result in any significant harm to the outlook or amenity of the street scene, particularly as the proposed roof is hipped on all elevations, limited the area of flat roof and positioning it away from the front and side boundaries.

**Impact on neighbouring amenity**

13. The previous application was refused as the height and design of the previous proposal would have caused harm to the amenities of 8 Burwood Park Road. No. 8 has side-facing habitable room windows at both ground floor and first floor level, directly opposite the proposed roof of the house. The extensions would therefore be within the 45 degree angles of these windows; although it is noted that the ground floor window is already breached in this regard. On the previous scheme, the first floor dormer window would have been only 4m (approx.) from the first floor side dormer windows of the proposal resulting in a significant impact on the outlook of this habitable room. The neighbour at No. 8 at the time submitted a comment stating that they supported the previous application provided the side facing windows were obscurely-glazed and non-opening. Whilst this was considered to prevent against actual harm by reason of overlooking, the proposed dormer windows would still have resulted in a perception of overlooking to the current and any potential future occupiers of No. 8, exacerbated by their close proximity to one another. The tall height of the roof of the previous proposal would also have resulted in an unacceptable outlook from the neighbour’s first floor side facing window as the proposed roof would breach the Building Research Establishment’s (BRE) 25 degree rule of thumb taken from the mid-point of the neighbouring window. In breaching this rule, the roof was considered to result in an overbearing impact on occupiers of the neighbouring bedroom and, together with an enhanced perception of overlooking, it was considered that the works would have resulted in significant harm to the amenity of No. 8, contrary to Policy DM2.

14. On the current application the two first floor dormer windows to the south-west roof slope, which were directly opposite the neighbouring dormer window, have been removed. Together with the 500mm reduction in height overall, the bulk opposite the neighbour’s window would be greatly reduced. There would still be a very minor breach of the BRE’s 25 degree rule of thumb but the outlook of current or future occupiers of the neighbouring bedroom would now not be significantly overbearing. There would be roof lights instead of the two dormer windows previously proposed, but as they sit within the roof slope and do not have the same vertical emphasis as the previously proposed dormers, the perception of overlooking would also be reduced to be considered acceptable in this instance. All of the first floor windows proposed to the south-west roof slope serve secondary or non-habitable rooms and as such, they can be conditioned to be obscurely glazed and non-opening.

15. As No.4 is a two-storey dwelling and there is a detached garage between the two properties, it is not considered that the conversion to a two-storey house would result in any material overbearing impact. Also, given the rear corner of the site has been chamfered, the previous concerns at the initial pre-application stage regarding a loss of light to the rear habitable room window of No.4 has been overcome as the 45 degree angle would not be breached.

**Impact on garden space**

16. Adequate rear garden amenity space of 20m would be retained on site.

**Impact on protected trees**

17. Based on the information submitted with the application, the Council’s Tree Officer raises no objections to the works based on the potential impact on protected trees. It has been commented in the third party representations that the increased height of the house would block views of these trees from Burwood Park Road. This is true to some extent but there would be no significant loss of local amenity value as the trees would remain in situ and would be in view elsewhere in the locality. In any case, only views of the trees directly opposite the house would be affected and the overall sylvan setting they provide would be retained.
Impact on parking

18. Whilst there are some timed parking restrictions on Burwood Park Road, there would be additional hardstanding to the front of the site increasing the available off-street parking. Objections have been raised to this hardstanding but it could be achieved without the need to planning permission under permitted development rights. It would therefore be unreasonable for the Council to refuse the application on this basis. Furthermore, the proposed level of parking would comply with the Council’s maximum parking standards for a 5-bed dwelling, providing 2 spaces per unit. Given the site's sustainable location in close proximity to Walton Railway Station, it would be unreasonable to refuse permission on parking grounds.

Matters Raised in Representations

19. The relevant planning issues are addressed above. The issue of disruption and parking of vehicles during construction is not a material planning consideration. All development comes with a degree of disruption but any contractors would be bound by the requirements of the HSE and Building Regulations during any form of construction. Undue noise disturbance would be a matter for Environmental Services and any blockages of the road or associated accesses would be a matter for the police as appropriate.

Conclusion

20. 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

| Neighbour Notifications | MJB 14/06/16 |
| Consultations           | MJB 14/06/16 |
| Drawings                | MJB 14/06/16 |
| Site Visit Notes        | MJB 15/06/16 |

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: Location Plan and drawings numbered DDRL1.01, 02a, 03a, 04a and 06a, Arboricultural Report (Ref: APA/AP/2016/012) and Tree Protection Plan (TPP/APA/AP/2016/012) all received on 13 April 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.

4 OBSCURE GLAZING
The first floor dormer window on the south-west flank elevation of the development hereby permitted shall be glazed with obscure glass and fitted with non-opening principal lights, and subsequently maintained in this form. The first floor roof lights on the south-west flank elevation of the development hereby permitted shall be:

(i) obscurely glazed, and
(ii) non-opening unless the parts of the windows which can be opened are more than 1.7m above the floor of the room in which the window is installed, and subsequently maintained in this form.

All 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.

5 TREE PROTECTION AND PRE-COMMENCEMENT INSPECTION
BEFORE DEVELOPMENT TAKES PLACE TREE PROTECTION MEASURES SHALL BE INSTALLED AND ANY FURTHER INFORMATION PROVIDED IN ACCORDANCE WITH THE SUBMITTED ARBORICULTURAL INFORMATION. THE APPLICANT SHALL ARRANGE A PRE-COMMENCEMENT MEETING AFTER THE INSTALLATION OF THE TREE PROTECTION BETWEEN THE BOROUGH COUNCIL AND THE APPLICANT'S PROJECT ARBORICULTURIST TO ALLOW INSPECTION AND VERIFICATION OF THE PROTECTION MEASURES.

Reason: This permission is only granted on the basis that the trees would remain on site to mitigate the impact of the development and to preserve and enhance the visual amenities of the locality in accordance with policy DM6 of the Elmbridge Development Management Plan 2015.

6 TREE PROTECTION
In this condition 'retained tree' means an existing tree, which is to be retained in accordance with the approved plans and particulars; 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 shall be cut down, uprooted or destroyed, nor shall any retained tree be pruned other than in accordance with the approved plans and particulars, without the written approval of the Borough Council. Any pruning shall be carried out in accordance with British Standard 3998 (tree work) and in accordance with any supplied arboricultural method statement.

b) if any retained tree is removed, uprooted or destroyed or dies, another tree shall be planted at the same place and that tree shall be of such size and species, and shall be planted at such time, as may be specified in writing by the Borough Council.

c) tree protection shall be maintained in-situ and not moved or removed until all construction has finished and equipment, materials, or machinery are removed from site.

d) any arboricultural protection information and plans submitted as part of the application, and listed in the approved plans condition, or submitted to meet a condition of consent shall be implemented and adhered to at all times during the construction process unless otherwise agreed in writing with the Borough Council. This shall include any requirement for arboricultural supervision and site monitoring. This condition may only fully be discharged on completion of the development subject to satisfactory written evidence of contemporaneous supervision and monitoring of tree protection throughout construction by the appointed arboriculturist.

Reason: This permission is only granted on the basis that the trees would remain on site to mitigate the impact of the development and to preserve and enhance the visual amenities of
the locality in accordance with Policy DM6 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 NO ENCROACHMENT
This permission confers no authority for any part of the development including foundations or guttering to encroach upon the adjoining property.
MISS RACHEL LUMMIS
Project: EXTENSIONS TO EXISTING DETACHED BUNGALOW TO FORM TWO STOREY HOUSE.
6 BURWOOD PARK ROAD, WALTON ON THAMES
Title: EXISTING SITE/ROOF PLAN
Scale: 1:100 @ A1
Date: DECEMBER 2015
Dwg No: DDRL1.05

Client: MISS RACHEL LUMMIS
Project: EXTENSIONS TO EXISTING DETACHED BUNGALOW TO FORM TWO STOREY HOUSE.
6 BURWOOD PARK ROAD, WALTON ON THAMES
Title: EXISTING SITE/ROOF PLAN
Scale: 1:100 @ A1
Date: DECEMBER 2015
Dwg No: DDRL1.05
NO. 6

extension drive extended
to be demolished

NO. 8

NO. 4

Client: MISS RACHEL LUMMIS
Project: EXTENSIONS TO EXISTING DETACHED BUNGALOW TO FORM TWO STOREY HOUSE.

NO. 6

Amended 15 March 2016 (a): Roof design

Direct Design
Architectural & Structural Consultants
Ebenezer Cottage 7 Station Rd Chertsey Surrey KT16 8BE 01932 565262   07956 844857   rick.directdesign@gmail.com

Client: MISS RACHEL LUMMIS
Project: EXTENSIONS TO EXISTING DETACHED BUNGALOW TO FORM TWO STOREY HOUSE.

Title: PROPOSED SITE/ROOF PLAN

Scale: 1:100  @ A1

Date: DECEMBER 2015

Dwg No: DDRL1.06a
Proposed First Floor Plan

Proposed Second Floor Plan

Architectural & Structural Consultants
Ebenezer Cottage 7 Station Rd Chertsey Surrey KT16 8BE 01932 565262   07956 844857   rick.directdesign@gmail.com

Client: MISS RACHEL LUMMIS
Project: EXTENSIONS TO EXISTING DETACHED BUNGALOW TO FORM TWO STOREY HOUSE.

6 BURWOOD PARK ROAD, WALTON ON THAMES

Title: PROPOSED FIRST & SECOND FLOOR PLANS

Scale: 1:50 @ A1

Date: DECEMBER 2015

Dwg No: DDRL1.02a

Amended 15 March 2016 (a): Roof design
NO. 6

PROPOSED STREET SCENE ELEVATION
(BOUNDARY TREATMENTS & FOLIAGE
OMITTED FOR SAKE OF CLARITY)

NO. 4

EXISTING STREET SCENE ELEVATION
(BOUNDARY TREATMENTS & FOLIAGE
OMITTED FOR SAKE OF CLARITY)