

**PLANNING COMMITTEE**

**02 JUNE 2010**

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# **PART A**

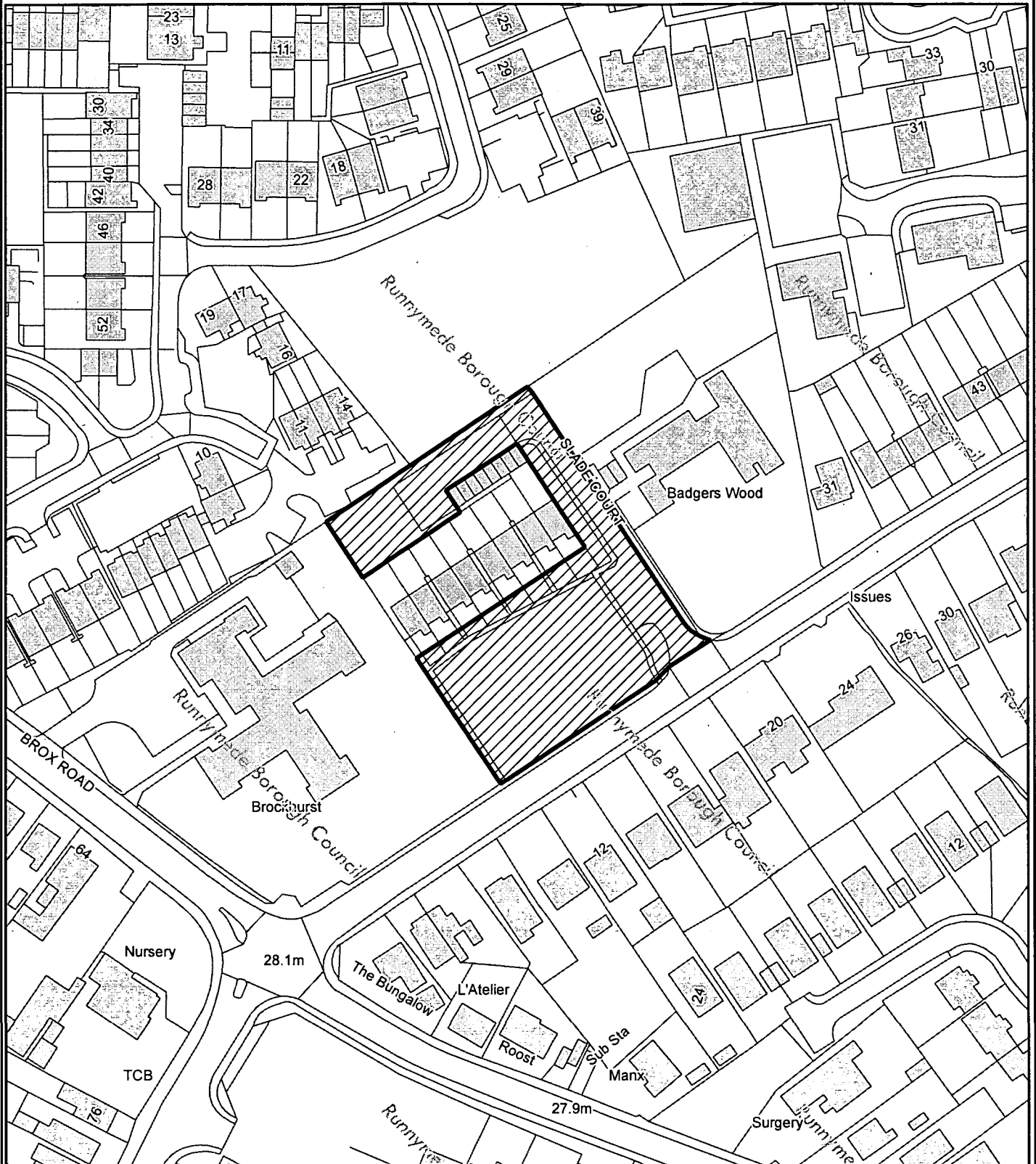


Planning Committee (02/06/2010)

RU.10/0346

Land to the front of Slade Court, Slade Road, Ottershaw

Not to Scale



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Runnymede Borough Council 100006086 2010

<b>RU.10/0346</b>	Date reg: 27/04/10	Ward: FOXHILLS
<b>LOCATION:</b>	LAND TO THE FRONT OF SLADE COURT, SLADE ROAD, OTTERSHAW	
<b>PROPOSAL:</b>	OUTLINE PLANNING PERMISSION FOR THE ERECTION OF 8 NO.TERRACED DWELLINGS WITH ACCESS AND LAYOUT FOR CONSIDERATION	
<b>TYPE:</b>	OUTLINE PLANNING PERMISSION	
<b>APPLICANT:</b>	SLADE COURT DEVELOPMENTS LTD	

Local Plan: Saved Policies relevant to the consideration of this application are:

Second Alteration April 2001: HO1, HO9 ,MV4 ,MV9, BE2.

1. Site

- 1.1 The application site is located on the north western side of Slade Road and comprises an area of approximately 0.3 hectares (0.80 acres).The site itself is generally rectangular with a additional 'finger' of land which wraps around the rear gardens of an existing terrace of eight flat roof dwellings known as Nos. 1-8 Slade Court which are not part of the application site itself.
- 1.2 Immediately to the west of the site is Brockhurst, a two storey flat roofed care home which is owned by Surrey County Council and provides care and accommodation for people over the age of 65. Immediately to the east of the site is Badgers Wood a two storey building for adults with learning difficulties which is also owned by Surrey County Council. Both buildings are set considerably back from the Slade Road frontage with access and parking for Brockhurst from Brox Road and for Badgers Wood, to the rear of the building, off Slade Court which is part of the application site.
- 1.3 To the south east of the application site, on the opposite side of the road are a number of detached, predominantly chalet style 2 storey high dwellings. To the rear of the site is an area of Council owned public space and a number of modern two storey high flats and houses.
- 1.3 The site is screened along the south eastern, front boundary with a hedge and some trees and the main grassed area of land immediately behind this is not level but slightly concave in nature. The other boundaries of the site consist of various soft landscaping and fencing.
- 1.4 Access to the existing terrace of eight dwellings is currently via a road from Slade Road which is adjacent to the eastern boundary of the site as well as a footpath nearby. The existing terrace of eight dwellings front directly towards the main part of the application site with their enclosed rear gardens as well as a garage block facing the long rear part of the application site.

- 1.5 The site lies within the urban area and within 5km travel distance of the Thames Basin Heaths Special Protection Area.

2. History

None on the site but the following is considered relevant

- 2.1 RU.08/0832 - Erection of mansard roof over Nos. 1 - 8 Slade Court – Granted 07.10.08 and not yet implemented

3. Application

- 3.1 This application seeks outline planning permission for the erection of 8 No. x 3 bedroom terraced dwellings with access and layout to be determined.

- 3.2 From the submitted plan the terrace would be sited on the grassed area of open land to the front of the existing Nos. 1-8 Slade Court and each property would have an overall footprint of up to 52sqm. The fronts of the dwellings would face towards the existing Nos. 1-8 Slade Court development and have rear gardens of at least 11 metres deep facing towards the main road frontage of Slade Road. The density of the proposed development is 35 dwellings per hectare.

- 3.3 A new road is proposed which would be located in front of the existing dwelling and adjacent to the front gardens of the proposed. The existing access into the site would not be changed apart from the introduction of formally marked out parking spaces along this and to the rear as well as the introduction of a timber pergola over 2 spaces. From the information submitted 32 parking spaces are proposed (excluding the existing 8 no. garages to the rear of the site) which would equate to four parking spaces per residential property on the site.

- 3.4 Further information has been submitted which includes three illustrative designs of the proposed development. The first illustrative design (House Type 1) shows accommodation of the ground floor comprising a kitchen/ dining area, separate living room and W.C. and on the first floor three bedrooms, a bathroom and ensuite and on the second floor a 'bonus room'. Balconies are also proposed on the second floor on the front elevation facing towards the existing Slade Court properties. The second illustrative design (House Type 2) would provide similar accommodation but would have a similar design to the existing 1-8 Slade Court but also incorporating mansard style roofs (which have been approved for these dwellings under RU.08/0832), roof lights and pitched roof porches. A further illustration has also been submitted which shows a more traditional design, including front gables, differing roof heights, half dormers, canopies over porches and chimneys. The overall height of the proposed dwellings would range between 8.4 metres – 9.1 metres.

3.5 The submitted plan indicates that the existing front garden areas of Nos. 1-8 Slade Court would be enclosed and the hedging and trees along the existing frontage with Slade Court would be retained with gaps replanted as well as the introduction of further hedging and possibly mesh type fencing.

3.6 The applicant has submitted a Planning, Design and Access statement which includes the following comment:

*'The assessment of the local context suggested that a development of family housing similar to neighbouring Slade Court would be the most appropriate form of development for this site and that this should be provided behind an improved front boundary hedge to retain the rural feel associated with the site and its neighbours either side. The proposed form and orientation of development has taken into account the possible future development of the neighbouring properties to ensure that such possibilities were not prejudiced. The application is considered to make better use of well located under developed land in accordance with Government and Borough Policy in a manner that will not have an adverse impact on the character of the area or the amenity of neighbouring property.'*

3.7 The applicant has also submitted a Renewable Energy Statement, a completed unilateral undertaking in accordance with the Council's Interim Avoidance Strategy and a Unilateral Obligation in accordance with the Council's Adopted Supplementary Planning Guidance (SPG) on Planning Obligations December 2007 which took effect for new proposals submitted on and after 1 April 2008.

#### 4. Consultations

4.1 The application has been advertised on the weekly list and in the local paper. Letters have been sent to 24 neighbouring properties. Five letters of objection have been received. The main objections are summarised below:

- The proposed development is too dense
- The height of the proposed houses are not in keeping with the area.
- The hedge and trees should be landscaped with the oak tree being protected and a very tall brick wall built between the new gardens and the hedge in order to preserve and enhance the appearance of the road.
- During the school drop off times this part of the road is both congested and dangerous with parents parking on both sides of the road. Access to the houses/drives are often obscured which is a hazard. A doubling of the traffic won't improve matters and Residents Only parking zones should be installed along the entire lengths of both Slade Road and Bousley Rise so that parents use the free parking area in Murray Road.

- A yellow school bus stops outside 18/20 Slade Road serving Fulbrook school which is opposite the access road to the development and a number of youngsters gather here which could lead to a serious accident
  - A coach stops to collect residents from Badgers Wood in the mornings and afternoons
  - Motorists in both directions use Slade Road as a cut through to avoid traffic on Guildford Road
  - During the school pick up time our neighbour reversed her car into us as we waited to turn into my driveway. She did not see us due to all of the double parked cars on the road.
  - The inclusion of a three storey development is inappropriate, there are no other 3 storey properties in Slade Road. 2 storey development would be more in keeping.
  - Overlooking and loss of privacy
  - Flooding
  - The proposed solar panels will be very intrusive
  - Why is a bonus room not listed as a bedroom?
  - The properties should not be used by the Local Authority to house problem families
  - I am delighted that the access road to the new properties are via the existing road into Slade Court and that the hedge and trees along Slade Road are to be kept and improved.
- 4.2 The County Highways Authority have raised no objections to the proposal subject to conditions.
- 4.3 The Council's Contaminated Land Officer states that the site is within an area of potential contamination and therefore has recommended conditions on any approval given.
- 4.4 The Council's Drainage Engineer has raised no objections subject to the submission of calculations and drawings demonstrating that the site can be effectively drained by soakaways.
5. Planning Considerations
- 5.1 The site lies within the urban area where residential development is acceptable in principle subject to meeting the criteria of the relevant policies in the Development Plan and Government Guidance. The main issues for consideration in this case are the impact of the development upon the established street scene and character of the area; on the residential amenities of the occupiers of the neighbouring properties, on highway issues and on the integrity of the Thames Basin Heaths SPA.

- 5.2 Slade Road is made up of predominantly two storey residential properties of various styles, including terraced, chalet style, and detached properties which have a frontage pattern facing Slade Road. Planning Policy Statement 1 'Delivering Sustainable Development' (PPS1) states that design which is inappropriate in its context or which fails to take opportunities available for improving the character and quality of an area and the way it functions should not be accepted. The proposed scheme would introduce a second tier of development in front of the existing Slade Court. Although there may be sufficient frontage depth to accommodate some additional residential development, the layout of the scheme has been designed to face into the site, and would not have a frontage onto Slade Road. This orientation of the development would result in the rear gardens of the new dwellings facing towards Slade Road and failing to create an active building frontage onto Slade Road. In addition, the development would have the same height as the approved new roof at Slade Court, which is in excess of two storeys. Whilst this increase in height was considered acceptable in the street scene as Slade Court is set so far back from the road, this has not yet been implemented nor does this applicant have any control over existing dwellings at Slade Court. It is considered that the proposed development in excess of two storeys in height (up to 9.1 metres) would be out of character with the area and fail to integrate with the prevailing character of development, fronting onto Slade Road.
- 5.3 The proposal includes a total of 32 car parking spaces in addition to the block of 8 garages to the rear which currently serve Slade Court. Whilst this level of car parking provision exceeds the Council's maximum car parking standards (2 spaces per dwelling), the County Highways Authority has raised no objections to the proposed development, in relation to parking provision, traffic generation or highway safety. The proposed development includes a new internal road, located in between the existing and proposed dwellings. To accommodate this road and the additional parking spaces for the new development, part of the existing front gardens of the existing Slade Court dwellings would be lost to create this additional roadway. It is considered that these spaces would be cramped and would have contrived turning space. The main access road would also be widened to provide additional parking. This would result in a significant increase in hardstanding within the site, and it is considered that this would not be characteristic of the area and would have a harmful impact on the appearance of the area.
- 5.4 The proposal would therefore be out of character with the surroundings and context of the site and fails to fit into the existing street scene. Whilst the efficient use of land is encouraged, PPS1 makes it clear that this should not be at the expense of the character and quality of the area.
- 5.5 Separation distances of at least 21 metres from the new properties to the existing dwellings of Slade Court would be maintained. It is accepted that there would be some loss of outlook to the existing houses at Slade Court.

However, a view over neighbouring land is not 'as of right' and its protection is not a planning matter. The current application is in outline with all matters reserved apart from means of access and layout, three sets of illustrative drawings have been submitted which show a possible traditional design, a modern three storey approach and a similar design to the existing (with the addition of the mansard roof). The design and consequential impact on the neighbouring properties would be a consideration with any reserved matters application. The design of any buildings would need to sensitively consider the orientation of the proposed dwellings (South of existing dwellings), and reduce overlooking and loss of privacy impacts. One of the illustrative schemes shows three storey dwellings with balconies which could lead to overlooking and loss of privacy detrimental to the occupiers of Slade Court.

- 5.6 The proposed development would be sited at least 30 metres from properties on the southern side of Slade Road and would also be separated by the road and intervening screening. It is therefore considered that there would be no significant impact on the residential amenities of these dwellings by reason of overlooking or loss of privacy. In regard to the impact of the development on Badges Wood and Brockhurst, at least a 20 metre separation distance would be retained from the new dwellings to both properties. It is also considered that there would be no significant impact on the amenities of the occupiers of these buildings.
- 5.7 The submitted site plan has indicated that the existing hedging and trees, especially along the main frontage of the site would be retained. However, landscaping is not currently a matter to be determined but would be a reserved matter to be considered at a later stage.
- 5.8 It is unfortunate that the applicant has not undertaken any pre-application discussions before submitting this application. The issues raised within the current scheme would have been identified and could have been resolved during pre-application discussions. It is considered that a two storey scheme with the fronts of proposed dwellings facing onto the Slade Road frontage and reduced hardstanding areas would have been more acceptable.
- 5.9 In regard to concerns about flooding, the site is not located within the flood plain. However, on the advice of the Council's Drainage Engineer details of how the site would be drained effectively and sustainably could be dealt with by condition if any permission was granted.
- 5.10 The applicant has submitted an energy statement that proposes solar collectors. The applicant's calculations show that 10% of the energy use for the development will be exceeded on site by this method, and therefore the proposal complies with the Council's Adopted Supplementary Planning Guidance on Renewable Energy.

- 5.11 The site lies within the 5 km travel distance to the Thames Basin Heaths Special Protection Area (TBHSPA) and the applicant has submitted a completed unilateral undertaking in accordance with the Council's Interim Avoidance Strategy. It is therefore considered that any significant effect on the TBHSPA by the proposed development can be mitigated.
- 5.12 The applicant has completed a Unilateral Obligation in accordance with the Council's Adopted Supplementary Planning Guidance (SPG) on Planning Obligations December 2007 to secure a contribution of £46,553.47 towards local infrastructure improvements.
- 5.13 Consideration has been given to the requirements of Article 8 and Article 1 of the First Protocol of the European Convention on Human Rights. It is not considered that the refusing of permission would result in a violation of any person's rights under the Convention.

Officers' Recommendation

**REFUSE** for the following reason:

1. The proposed development, by reason of its height, siting, layout, additional hard standing and car parking areas, orientation and relationship to existing built development and the road frontage, would be out of keeping with and have a detrimental impact upon the character and appearance of the surrounding area, and visual impact on the street scene. The proposal is inappropriate in its context, and fails to take the opportunity for improving the character and quality of the area. The proposal is therefore contrary to Policies CC6, BE1, and LF5 of the South East Plan 2009, Saved Policies HO9 and BE2 of the Runnymede Borough Local Plan Second Alteration April 2001, Planning Policy Statement 1: Delivering Sustainable Development, and Planning Policy Statement 3: Housing, and Surrey Design (including principle 7.3) January 2002

Informative:

1. The applicant is advised that this decision relates to the following drawing numbers received on the dates shown:-

<u>Drawing Number:</u>	<u>Date Received:</u>
Planning, Design & Access Statement	19.04.10
Renewable Energy Report	19.04.10
08-P478-L100	19.04.10
08-P478-01Rev A	19.04.10
08-P478-L101	19.04.10
08-P478-L102	19.04.10
08-P478-L103	19.04.10
08-P478-L104Rev A	19.04.10
08-P478-L105	19.04.10
08-P478-L201	19.04.10
08-P478-L202	19.04.10
08-P478-L203	19.04.10
10.05.01	19.04.10
10.05.02/1	19.04.10
10.05.02/2	19.04.10
2511	19.04.10

# **PART B**



Planning Committee (12/05/2010)

RU.10/0301

16 Corrie Road, Addlestone

Not to Scale



**RU.10/0301** Date reg: 13/04/10

Ward: ADDLESTONE BOURNESIDE

LOCATION: 16 CORRIE ROAD, ADDLESTONE.

PROPOSAL: ERECTION OF A SINGLE STOREY REAR EXTENSION (INCORPORATING ALTERATIONS TO THE ROOF INCLUDING AN INCREASE IN RIDGE HEIGHT, FRONT AND SIDE DORMER EXTENSIONS, ROOFLIGHT TO NORTH WEST SIDE ELEVATION TO PROVIDE HABITABLE ACCOMMODATION AT FIRST FLOOR LEVEL) AND ERECTION OF A CONSERVATORY TO THE REAR OF THE PROPOSED EXTENSION.

TYPE: FULL PLANNING APPLICATION

APPLICANT: Mr Griffiths

Local Plan: Saved policies relevant to the consideration of this application are: H09, BE2, MV4, MV9.

1. Site

1.1 16 Corrie Road is located within the urban area of Addlestone. The application dwelling is currently a detached single storey dwelling with no habitable accommodation within the roof. It has an existing single storey rear extension with a double gable roof, and a detached garage. The dwelling is located to the south west of Corrie Road, and has existing detached single storey outbuildings towards the rear. The dwelling is surrounded by existing residential dwellings of mixed character and height.

2. History

2.1 *RU.78/0363*: Single storey rear extension. Granted 26.05.78.

2.2 *CHE.19620*: Erection of rear conservatory. Granted 21.06.66.

3. Application

3.1 The applicant seeks full planning permission to erect a single storey rear extension and alterations to the existing roof to provide two additional bedrooms and a bathroom at first floor following the demolition of the existing garage. The first floor roof alterations would include a new gabled roof above the proposed single storey rear extension, an increase in ridge height of the dwelling of some 0.4 metres, front and side dormer extensions, and a rooflight to the north west side elevation. In addition the applicant seeks the erection of a conservatory to the rear of the existing dwelling as extended.

3.2 The proposed single storey rear extension would incorporate a new hipped roof and would extend to a total depth of 2.3 metres from the rear elevation of the existing rear extension of the bungalow. It would extend across the full width of the existing bungalow. The roof over the proposed rear extension would have a maximum height of 7 metres. This would be 2.1

metres higher than the existing gable roof at the rear but only 0.4 metre higher than the main ridge of the existing bungalow. The proposed conservatory would be attached to the proposed rear extension but would only have half the width of the extension. It would project a further 4 metres in depth and have a width of 4 metres and would be 3.6 metres in height.

- 3.3 Two dormer windows are proposed comprising one within the front roof slope of the bungalow and the other in the south eastern side elevation. The proposed front dormer extension would be 1.6 metres wide and 2.2 metres in height, the proposed side dormer extension would be 1.8 metres wide and 2 metres in height. A single velux window is proposed within the north-western side roof slope. Materials throughout the development would match the existing dwelling.

#### 4. Consultations

- 4.1 The application has been advertised on the Council's list of weekly applications and 15 letters of notification have been sent out to neighbouring properties. In response to the above consultation 4 letters of objection have been received from neighbouring dwellings outlining the following concerns:

- Overlooking of side dormer and rear window to neighbouring dwelling at No. 18 Corrie Road, including its sitting room, dining area and garden area and overbearing impact.
- Owner of No. 18 Corrie Road is a full time wheel chair user. Given the lower level of their wheel chair, the neighbouring owner has expressed concerns that they will feel under constant observation. This will make them feel exposed at all times which is totally unacceptable.
- Loss of light to Nos. 14 and 18 Corrie Road. Impact on ancient lights.
- Change from bungalow to a 4 bed roomed house and increase in height and depth is not in keeping with the surrounding area, which comprises small bungalows.
- The proposed window in the utility room should be obscurely glazed and fixed with only a top opening fanlight window.
- Concerns over the removal of the garage which is believed to be part asbestos. This should be fully investigated and removal undertaken by trained professionals only. The occupier of No. 14 Corrie Road is especially concerned as they suffer from Chronic Obstructive Pulmonary Disease.
- Further details of any replacement fencing.
- Loss of light to No. 17 Corrie Road.
- Loss of privacy to No. 20 Corrie Road

- Insufficient parking and added congestion.

4.2 The County Highway Authority has no objections to the proposal.

5. Planning Considerations

5.1 The application site is located within the urban area of Addlestone where new development is considered to be acceptable in principle subject to detailed considerations. The main planning issues are the impact on the street scene and impact on neighbouring residential amenities.

5.2 The Council's Householder Guide (July 2003) requires that roof extensions should be carefully designed to avoid them being dominant features resulting in harm to the street scene. The proposed increase in ridge height by 0.4 metres would retain the pitch of the original roof. The enlargement of the roof would also be on the rear half of the existing bungalow. The view of the bungalow from Corrie Road would therefore remain largely unaltered and such a small increase in height of the bungalow would be barely discernable in the street scene. The eaves height of the bungalow would not be raised by the proposal and the building would remain a bungalow, albeit with accommodation in the roofspace, which is not uncommon. Corrie Road is characterised by a mix of dwelling types including bungalows and two storey dwellings. It is therefore considered that the proposed increase in height would not be a dominant feature in the street scene and would maintain the bungalow in keeping with the character of the surrounding area.

5.3 The proposed front and side dormer extensions would have hipped tiled roofs to match the existing premises. Both dormer extensions would have a modest scale, which is sympathetic and subservient to the existing bungalow. The proposed side dormer extension would be set back from the main front elevation of the property by 6 metres and would be sited behind an existing chimney. It is therefore considered that this would have a subservient appearance. The proposed front dormer extension would be positioned below the existing ridge and is considered not to be out of scale with nor detract from the appearance of the existing bungalow in terms of scale and design. The proposed rear extension and conservatory would be at the rear of the bungalow and would not be visible from Corrie Road. It is therefore considered that the proposed extensions would not significantly impact on the street scene and would not be out of character with the surrounding area.

5.4 The proposed rear extension and conservatory would have a combined depth of 6.3 metres. However, despite this significant depth, due to the configuration of the bungalow and its position in its plot, the proposed extensions would comply with both the 45 and 60 degree standard for both neighbouring properties as required by the Householder Guide. The proposed roof enlargement and side dormer extension would result in a bulkier and higher roof when viewed from the side elevation of No. 18 Corrie Road. There are three secondary windows to a living room in the side elevation of No. 18 Corrie Road, two of which are obscurely glazed.

These are about 2.5 metres from the common side boundary and face the flank elevation of the existing bungalow at No. 16 Corrie Road. There is also a main rear window facing the garden which would be unaffected by the proposal. The application dwelling is sited to the north west of No. 18 Corrie Road. Taking into account all these factors, it is considered that although the increase in bulk and mass of the application property would have a degree of impact on the windows in the side elevation of the neighbour, there would not be such a significant increase in harm in relation to dominance or overbearing arising from the proposal as to justify refusal.

- 5.5 The proposed side dormer will provide light to a bathroom. It is considered reasonable to impose a condition to ensure that the window is obscurely glazed and top opening only to ensure that there would be no overlooking or loss of privacy to No. 18 Corrie Road. It is therefore considered that the residential amenities of No. 18 Corrie Road would be maintained.
- 5.6 A new ground floor window in the utility room located on the north western side elevation is proposed which the neighbour to the north west is concerned would overlook their property. However, this window would be located within the wall of the existing bungalow and does not require planning permission. The proposed rooflight in the north west roof elevation would be above a stairwell and would not result in any significant overlooking or loss of privacy to the neighbour. In relation to dwellings opposite the site, there is in excess of 21 metres between the application property and No. 17 Corrie Road. It is therefore considered that the proposed alterations would not significantly impact on the residential amenities of this dwelling.
- 5.7 There are no alterations to the front elevation at ground level of the bungalow and there would continue to be space within the frontage for parking. This complies with the Council's adopted maximum parking standards for dwellings of this type. The matters of disposal of asbestos from the garage and replacement boundary screening raised in letters of objection are dealt with by informatives.
- 5.8 The proposal is therefore considered to comply with saved Policies BE2 and HO9 of the Local Plan and the Council's adopted supplementary Planning Guidance Householder Guide.
- 5.9 Consideration has been given to Articles 1 and 8 of the First Protocol of the European Convention on Human Rights. It is not considered that the granting of permission would result in a violation of any person's rights under the Convention.

#### Officers' Recommendation

**GRANT** subject to the following conditions:

1. Full Application – Standard Time Limit (C015)

2. External Materials – Samples Not Required (C006)
3. No Additional Windows (C021) “north west and south east (side elevations”
4. Obscure Glazing – Restrict Opening (C024) – insert 'dormer' before 'window' \*south east

Informative:

1. If the demolition of the existing garage would involve the removal of any asbestos, the applicant is advised to contact Surrey County Council (Waste Disposal) for advice on the steps required to ensure its safe removal.
2. The applicant is recommended to provide suitable replacement boundary screening following the demolition of the existing garage.
3. The applicant is advised that this decision relates to the following drawing numbers received on the dates shown :-

Drawing Number:

Date Received:

CR/10/01, 02 and 03

06.04.10

Any permission hereby granted shall not be construed as authority to carry out works on the highway. The applicant is advised that a licence must be obtained from the Highway Authority before any works are carried out on any footway, footpath, carriageway, verge or other land forming part of the highway.

4. The development hereby granted consent has been assessed against the following Development Plan policies – Policies LF1 and SP3 of the Adopted South East Plan (May 2009) and saved Policies BE2 and HO9 of the Runnymede Borough Local Plan Second Alteration April 2001 and other material planning considerations including third party representations. It has been concluded that the development would not result in any harm that would justify refusal in the public interest. The Planning Officer's report giving a more detailed assessment of this application is available for inspection at the Technical Services Department and copies can be obtained subject to a photocopying charge.