

## Application reference: 21/0507/HOT HAMPTON NORTH WARD

Date application received	Date made valid	Target report date	8 Week date
15.02.2021	15.02.2021	12.04.2021	12.04.2021

**Site:**

Winkleigh , Old Farm Road, Hampton, TW12 3QT

**Proposal:**

Roof extension including front and rear gable ends, increased roof ridge height and side dormer windows, single-storey side extension, alterations to fenestration.

Status: Pending Decision (If status = HOLD please check that all is OK before you proceed any further with this application)

**APPLICANT NAME**

Mrs Ryan  
Winkleigh, Old Farm Road  
Hampton  
TW12 3QT

**AGENT NAME**

Matt Toovey  
Aspects Architectural Services  
Ltd.  
St Stephens House  
Arthur Road  
Windsor  
SL4 1RU  
UK

**DC Site Notice:** printed on and posted on and due to expire on

**Consultations:**

**Internal/External:**

**Consultee**

**Expiry Date**

**Neighbours:**

8 Hawley Close, Hampton, TW12 3XX, - 16.02.2021  
Te-Whare, Old Farm Road, Hampton, TW12 3QT, - 16.02.2021  
Cottier, Old Farm Road, Hampton, TW12 3QT, - 16.02.2021  
40 Courtlands Avenue, Hampton, TW12 3NT, - 16.02.2021  
9 Hawley Close, Hampton, TW12 3XX, - 16.02.2021

**History: Development Management, Appeals, Building Control, Enforcements:**Development Management

Status: PDE

Date:

Application: 21/0507/HOT

Roof extension including front and rear gable ends, increased roof ridge height and side dormer windows, single-storey side extension, alterations to fenestration.

Building Control

Deposit Date: 04.02.2014

Reference: 14/0231/BN

Single storey rear extension

Building Control

Deposit Date: 17.01.2014

Circuit alteration or addition in a special location Install one or more new

circuits

Reference: 14/NIC00125/NICEIC

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Building Control

Deposit Date: 11.11.2015      Install one or more new circuits      Install a photovoltaic system

Reference: 15/ELE00440/ELECSA

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**Application Reference:** 21/0507/HOT

**Address:** Winkleigh Old Farm Road Hampton TW12 3QT

<b>Proposal</b>	The application is for a roof extension including front and rear gable ends, increased roof ridge height and side dormer windows, single-storey side extension, alterations to fenestration.
<b>Site description / key designations</b>	The application site is that of Winkleigh, Old Farm Road, the site is occupied by a detached bungalow. The property is set back from the street, the property has benefitted from extensions to the side and rear. The site is located on the Southern Side of Old Farm Road, the site is included within Priory Road East and Surroundings Village Character Area, the site is also subject to an Article 4 Direction (basements).
<b>Planning history</b>	There is no relevant planning history for the site.
<b>Policies</b>	<p>The proposal has been considered having regard to the policies within the Council’s Local Plan, in particular:</p> <p>Local Plan (2018)</p> <ul style="list-style-type: none"> <li>• Policy LP 1 Local Character and Design Quality</li> <li>• Policy LP 8 Residential Amenity and Living Conditions</li> </ul> <p>Supplementary Planning Documents/Guidance</p> <ul style="list-style-type: none"> <li>• House Extensions and External Alterations (2015)</li> <li>• Hampton Village Planning Guidance</li> </ul>
<b>Material representations</b>	<ul style="list-style-type: none"> <li>• A representation has been received in the form of an objection the comments received can be summarised as follows; <ul style="list-style-type: none"> <li>- The proposal would lead to the loss of light to and the overshadowing of their side windows which include habitable room windows</li> <li>- The proposal would increase the ridge height of the property and the proposed front and rear gables and side dormers would block their light and view.</li> </ul> </li> </ul>
<b>Internal Consultations</b>	There have been no internal consultees consulted on this application.
<b>Amendments</b>	There have been no amendments to the proposal.
<b>Professional comments</b>	<p>The application has been assessed in relation to the following issues:</p> <ul style="list-style-type: none"> <li>• Design and Visual Amenity</li> <li>• Neighbour amenity</li> </ul> <p><u>Design and Visual Amenity</u></p> <p>Policy LP1 Local Character and Design Quality outlines that developments should illustrate “compatibility with local character including the relationship to existing townscape, development patterns, views, local grain and frontages as well as scale, height, massing, density, landscaping, proportions, form, materials and detailing.”</p> <p>The application property is a single storey detached bungalow located on the south side of Old Farm Road, within the Priory Road East and Surroundings Village Character Area. The property is characterised by its flat roofed front bay window projection, the property has been extended to the side at ground floor level.</p> <p>The current application is for the replacement of the original roof to create a first floor and the erection of a full width single storey rear</p>

extension. In order to create a habitable first floor area, the application proposes the raising for the ridge height of the dwelling, there would be hip to gable extensions to both the south facing rear and the north facing front roof slopes, and two dormers to either side roof slope.

The proposal would result in a 1.5m increase in the ridge height of the dwelling, the combined bulk and massing of the proposed roof extensions would result in a significant alteration of the property's original roof form. The dormer extensions proposed to the side roof slopes would appear dominant when viewed from the front and rear of the property, resulting in an odd and unbalanced overall roof form. The proposed extensions result in the overdevelopment of the original property, which has already been substantially enlarged with the existing extensions appearing mostly subservient.

The proposed flat roofed single storey side and rear extensions would wrap around the original dwelling, significantly enlarging the foot print of the property. The extensions would project above the original eaves height and would appear a dominate addition to the dwelling, out of keeping with the original character and scale of the property.

The proposed extensions and alterations would be considered to result in significant harm to the character of the host dwelling and the wider area. As such in respect of design and visual amenity the proposed extensions are considered contrary to policy LP1 of the Local Plan.

#### Neighbour Amenity

Policy LP8 sets out that all development will be “required to protect the amenity and living conditions for occupants of new, existing, adjoining and neighbouring properties; ensure the design and layout of buildings enables good standards of daylight and sunlight to be achieved in new development and in existing properties affected by new development; and ensure that proposals are not visually intrusive or have an overbearing impact as a result of their height, massing or siting, including through creating a sense of enclosure”.

To the west of the site is the property Te-Whare, the proposed side extension would have a height of 3.1m along the boundary shared with this property. There are a number of windows in the side elevation of this property at ground floor level and a single first floor window serving a landing. There is currently a poor relationship between the application property and Te-Whare to the west, due to the height of the proposed side extension and its proximity to the side boundary the already poor relationship would not be improved. Whilst this is not ideal, as the neighbouring side windows serve non habitable rooms or secondary windows it is not considered the impact of the proposal on these grounds is significant enough for refusal as the proposal is not considered to result in any materially worse impact on the amenity of occupiers of this property.

To the east of the site is Cottier, this property has been significantly extended to the rear at ground floor level, the proposed rear gable projection would not project beyond the rear elevation of this property. It is noted that there is a facing first floor dormer window which appears to serve a non habitable landing. As the extensions would not project beyond the rear of this property and the existing separation distance would be maintained it is unlikely there would be any significant impact on this property.

	<p>The proposed side dormers are to be obscure glazed, as such there would be no overlooking from these windows to the neighbouring properties to the east and west. Whilst it is noted that the proposal would result in an increase in the bulk of the property mainly at roof level, it is unlikely that there would be any materially worse impact on the amenity of occupiers of neighbouring properties. As such in respect of neighbouring amenity the proposal is considered to comply with Policy LP8 of the Local Plan.</p>
<p><b>Recommendation</b></p>	<p>Refusal.</p>

**Recommendation:**

The determination of this application falls within the scope of Officer delegated powers - YES

**I therefore recommend the following:**

- 1. REFUSAL
- 2. PERMISSION
- 3. FORWARD TO COMMITTEE

This application is CIL liable  YES\*  NO  
 (\*If yes, complete CIL tab in Uniform)

This application requires a Legal Agreement  YES\*  NO  
 (\*If yes, complete Development Condition Monitoring in Uniform)

This application has representations online (which are not on the file)  YES  NO

This application has representations on file  YES  NO

Case Officer (Initials): .....ALA..... Dated: .....12.04.2021.....

**I agree the recommendation: WT**

~~Team Leader/Head of Development Management/Principal Planner~~

Dated: .....12/4/2021.....

This application has been subject to representations that are contrary to the officer recommendation. The Head of Development Management has considered those representations and concluded that the application can be determined without reference to the Planning Committee in conjunction with existing delegated authority.

Head of Development Management: .....

Dated: .....

<b>REASONS:</b>
<b>CONDITIONS:</b>
<b>INFORMATIVES:</b>
<b>UDP POLICIES:</b>
<b>OTHER POLICIES:</b>

The following table will populate as a quick check by running the template once items have been entered into Uniform

**SUMMARY OF CONDITIONS AND INFORMATIVES**

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**CONDITIONS**

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**INFORMATIVES**

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U0050457	Decision Drawing Numbers
U0050458	NPPF REFUSAL- Para. 38-42