

5 King Johns Close

Full Planning Application

Site Address: 5 King Johns Close, Wraysbury, Staines, Middlesex, TW19 5EJ

Client: Mr Vishko and Ms Kekezi

Scheme: Replacement Dwelling following demolition of the existing house.

Date: 12/11/2023

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Site Location and Proposal

The application relates to a detached house and Garage /annex. Land area is 1230m²

The Proposal is to replace the existing house

We have recently submitted several applications, the latter see planning history was approved however during further detailed drawings and site investigation the foundations to the existing house were found to be inadequate and piling required. This would be very difficult leaving the existing walls in place we believe a replacement building would provide a better future home for my clients.

Planning History

Ref. No: 23/01375/FULL permitted

New front entrance with steps and single storey extension to south elevation, enlargement of existing first floor, 3no Juliet balconies, new flat roof and raising of the eaves on west elevation, new chimney, raised decking and wall with flood openings, 1no heat pump, alterations to external finish and fenestration following demolition of existing elements.

23/00540/FULL Refused

22/03387/FULL Refused

22/03388/FULL Refused



Satellite View

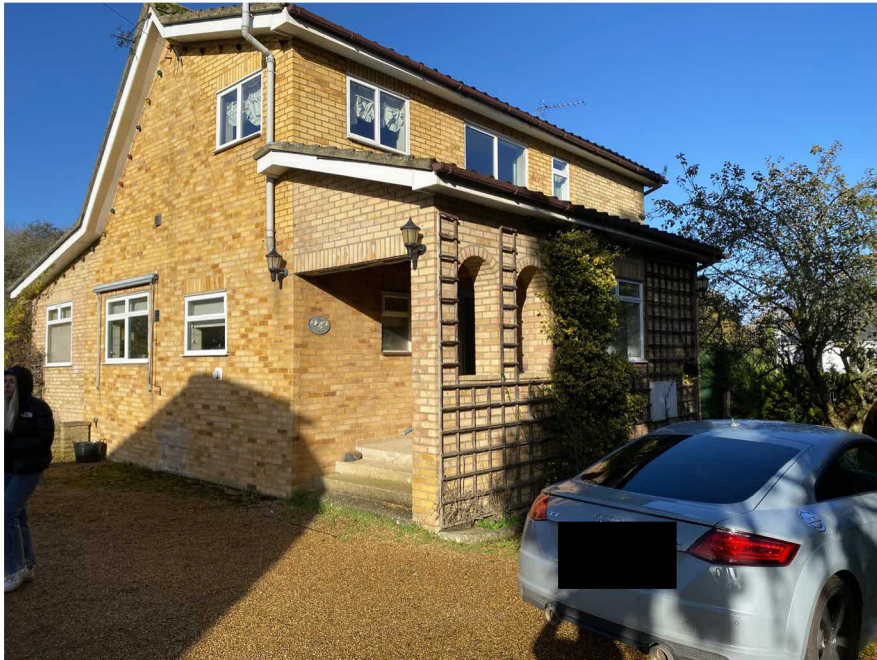
Site Location and Proposal

9/01877/FULL - Tue 26 Mar 1991 - Permitted
- Erection of single storey front extension

94/01985/FULL - Mon 06 June 1994 - Permitted
- Erection of single storey rear extension

98/76633/FULL - Tue 09 Jun 1998 - Permitted
- Erection of new detached double garage

The Existing House



Existing Front/Side Elevation - Entrance with Porch



Existing House - Rear/Side Elevation - View from River

The Existing House



Existing



Existing



Existing



Existing



Existing



Existing House

The Proposal

Design

The proposal is to provide a new home with space around opening up views and providing amenity space. The proposal will be rebuilt on the existing footprint.

The key planning matters are the impact of the proposal on the green belt, character and visual amenities of the area, the impact on neighbour amenity, parking and access considerations, the acceptability of the proposal in relation to flood risk and impact on ecology.

We are therefore submitting a new application for a replacement building.

Previous refusals were based on size in the greenbelt due to the existing house already being extended and having a percentage increase.

We are very happy with the approved design but would like the opportunity to increase slightly and I presume as a new build, the council will take the existing area as built and allow additional area/ volume. We hope allowing a small increase from the approved householder application. I have enclosed a table of areas and coloured plan showing the difference:

- Increase the width by 1m on the ground.
- increase the upper floor width by 700mm and increase the depth towards the river by 300mm
- we would like to use part of the flat roof for balcony rather than Juliet as we are not overlooking.

The design of the new proposal and heights are the same as the previous approved with the following changes increase of height due to the Environment agency requirement for replacement building this adds 1m to the height (the proposal is no higher then the existing ridge height)

Amenities

There is no overlooking of neighbours or loss of light.

Site Levels

no changes to site levels enclosed survey with datums.

Flood report

The site is located in Flood Zone 3 and the Functional Floodplain. The dwelling is a replacement and are supported by a flood risk assessment (FRA).The finished floor levels will be 18.25m AOD which is 400mm above the 1 in 100 year +35% climate change flood level of 17.85. The proposal incorporates floodable voids thereby increasing the flood storage volume compared to the existing

Ecology report

Refer to survey and report enclosed.

Renewable Energy

We propose to design well insulated buildings with low energy usage.

Incorporating:

- Air source heat pumps
- PV Panels
- Electric car charging.
- LED lighting.
- Latest or better than Building regulation values
- Air tight buildings
- Detail to stop thermal bridging

Full details will be supplied once planning approved and drawings are detailed for Building control with sap report, overheating and water usage.

Archaeological Work

We are aware from the previous approval that a watching archaeologist will be required and we will contact a company to provide the information and details as part of a condition once planning is approved.

Landscape

We have proposed an initial design, we would require more time and thought regarding the planting and final design and request

The Proposal

landscaping if required be conditioned and approved before occupancy - allowing for the building works to commence.

The side boundary fences/walls have been indicated. New fencing will have gaps to allow water to flow through.

Land Contamination

The building will be raised off the ground with open vented area under. Therefore no requirement for gas protective membrane.

Parking and access

The existing Garage and parking spaces are unchanged

Fast electric charging point will be provided for each house.

Disabled access

Due to the threshold - the house being built in a flood area. Ambulant disabled stair access will be provided (a lift could be added in the future if required or ramp but the ramp would be excessive in length)

Refuse Storage

We propose wheely bins for waste and recycling will be provided on the street side as indicated - easy access from the kitchen. These bins will be taken to the road on refuse collection days as existing. A compost heap will be provided in the garden.

Bicycle Storage

There is ample storage area in the garage

Area Comparison

	Existing	Granted Planning permission	Proposed	Area increase from Existing to granted planning	Percentage increase from existing to granted planning	Area increase from Existing to Proposed	Percentage increase from Existing to Proposed	Area increase from Granted planning to Proposed
Ground Floor	113.6m2	124m2	133m2	10.4m2	9%	19.4m2	17%	9m2
First Floor	60m2	78.5m2	90m2	18.5m2	30.8%	30m2	50%	11.5m2
First Floor Balcony	N/A	N/A	13.8m2	N/A	N/A	13.8m2		13.8m2
Total	173.6m2	202.5m2	236.8m2	29m2	16.6%	63.2m2	36% with balcony	34m2
Total without Balcony			223m2			49.4m2	28.4%	20.5m2
Permitted Development		Possible 63m2						
Volume		584m3			13 %			

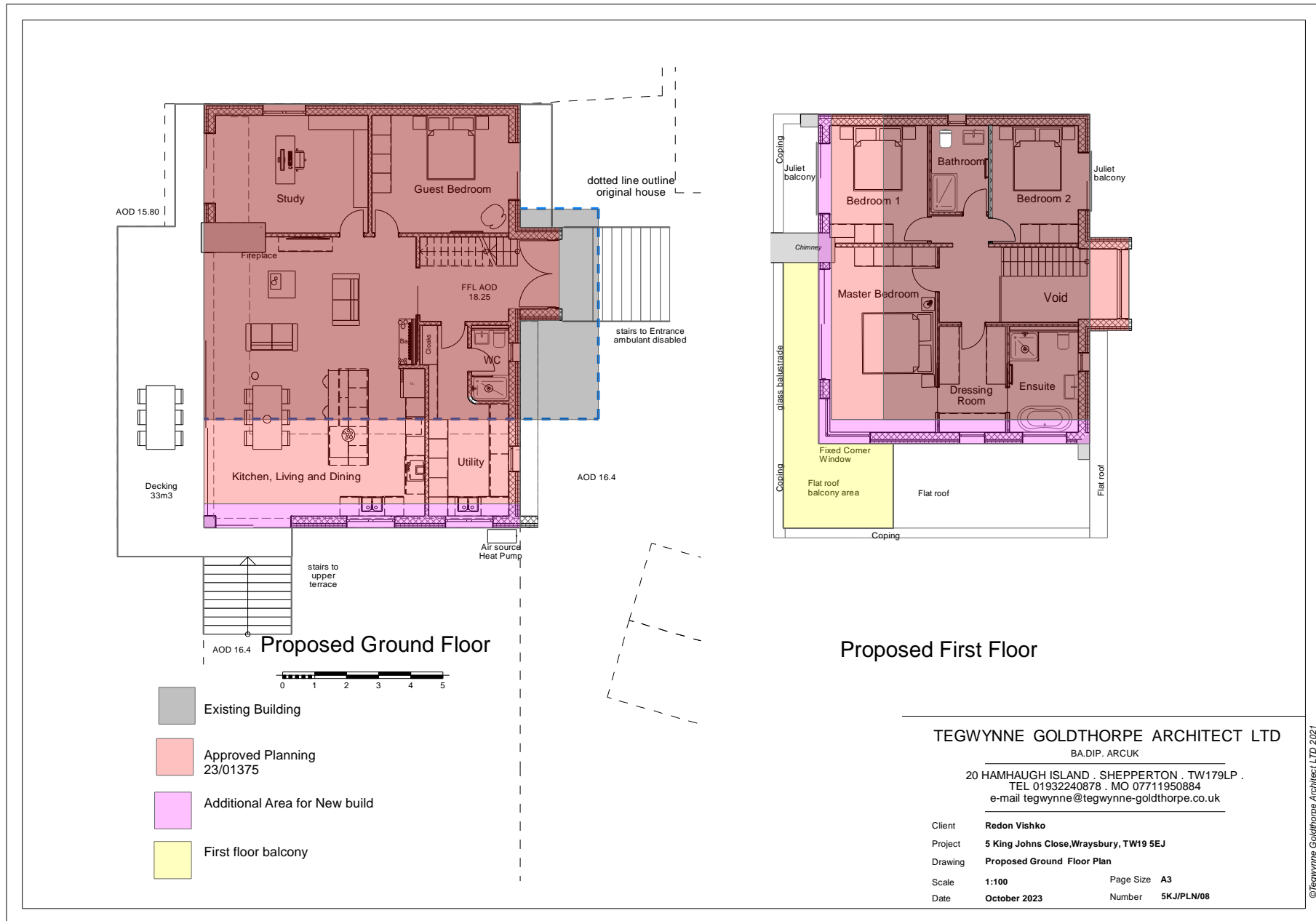
Increase based on existing as built.

Planning application 1 ref 22/03387 - additional area requested 106m2

Planing application 2 ref 23/00540 - additional area requested 60m2 the officer also added in balconies

Planning application 3 Proposed additional area 28.9m2 (16.6% - increase or 59 % increase from the original building)

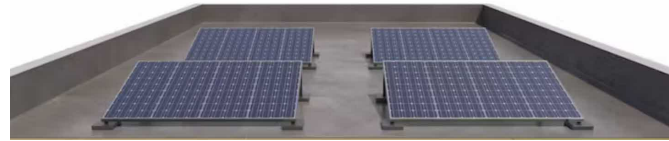
Area Comparison



Proposed Materials



White Render



Flat Roof with upstand and PV Panel



Glass Balustrade



Grey Aluminium Windows and Doors

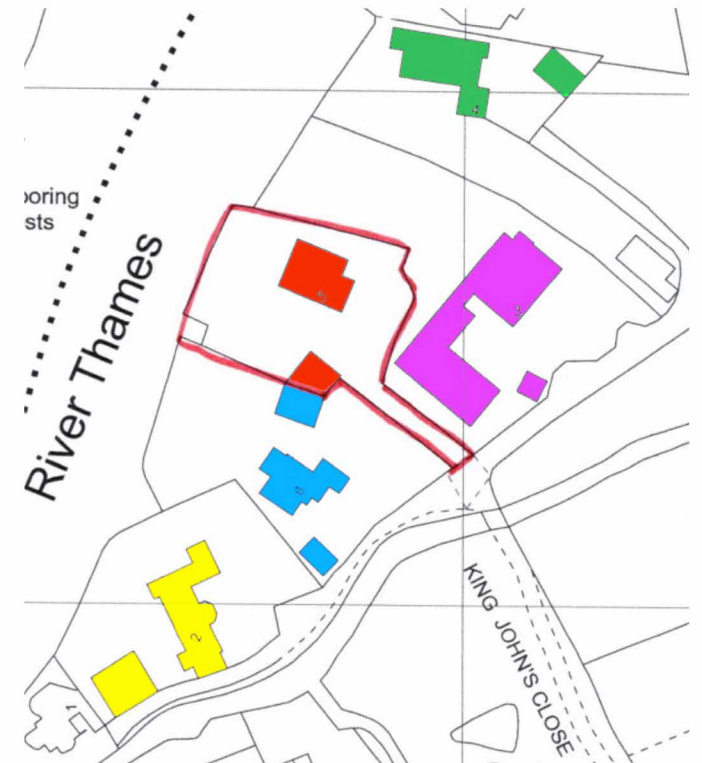


Porcelain Tiles



Stone Surround to entrance and chimney

Neighbouring Buildings



Conclusion

The benefits arising from the scheme include:

The improved capacity of the flood plain that will be in conjunction with other dwellings that have been raised and those that have been given permission will lead to increase in the capacity of the flood plain.

A new dwelling will be Net zero, energy efficient and provide improved noise measures.

Planning has been granted for the design and the major footprint ref 23/01375/FULL

This is a replacement building and area and volume are given to the building that exists and not the original.

Supporting Material

The acceptability of this proposal is clearly detailed in this application letter and should be read in accordance with the accompanying application documents and drawings listed below:

Documents:

- Design access statement
- Cil form
- Ecology Report
- Flood Report
- Renewable Energy Report
- Archaeology Report
- Ordnance Survey Map 1250

Drawings:

Plans 5KJ/PLN/01, 02, 03, 04
5KJ/4/05, 06, 07, 08, 09.

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