

**Application reference: 05/1060/HOT/HOT**  
**HAMPTON NORTH WARD**

Date application received	Date made valid	Target report date	8 Week date
11.04.2005	11.04.2005		06.06.2005

**Site:**

71 Oak Avenue, Hampton, Richmond Upon Thames, TW12 3PQ

**Proposal:**

Erection of dormer roof extensions to both sides of apex.

**Present use:** SFD

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

**APPLICANT NAME**

Mr And Mrs Frisby  
71 Oak Avenue  
Hampton  
Richmond Upon Thames  
TW12 3PQ

**AGENT NAME**

Englishaus Ltd  
30 Lawrence Road  
Hampton  
TW12 2RJ

**Consultations:**

**Internal/External:**

**Neighbours:**

8 Langridge Mews, Hampton, Richmond Upon Thames, TW12 3NZ, - 18.04.2005  
10 Langridge Mews, Hampton, Richmond Upon Thames, TW12 3NZ, - 18.04.2005  
12 Langridge Mews, Hampton, Richmond Upon Thames, TW12 3NZ, - 18.04.2005  
13 Langridge Mews, Hampton, Richmond Upon Thames, TW12 3NZ, - 18.04.2005  
15 Langridge Mews, Hampton, Richmond Upon Thames, TW12 3NZ, - 18.04.2005  
17 Langridge Mews, Hampton, Richmond Upon Thames, TW12 3NZ, - 18.04.2005  
18 Langridge Mews, Hampton, Richmond Upon Thames, TW12 3NZ, - 18.04.2005  
4 South Road, Hampton, Richmond Upon Thames, TW12 3PE, - 18.04.2005  
6 South Road, Hampton, Richmond Upon Thames, TW12 3PE, - 18.04.2005  
63 Oak Avenue, Hampton, Richmond Upon Thames, TW12 3PQ, - 18.04.2005  
67 Oak Avenue, Hampton, Richmond Upon Thames, TW12 3PQ, - 18.04.2005  
69 Oak Avenue, Hampton, Richmond Upon Thames, TW12 3PQ, - 18.04.2005  
Hollygrove Nursery School, South Road, Hampton, Richmond Upon Thames, TW12 3PE, - 18.04.2005  
8 South Road, Hampton, Richmond Upon Thames, TW12 3PE, - 18.04.2005  
10 South Road, Hampton, Richmond Upon Thames, TW12 3PE, - 18.04.2005  
65 Oak Avenue, Hampton, Richmond Upon Thames, TW12 3PQ, - 18.04.2005  
7 Langridge Mews, Hampton, Richmond Upon Thames, TW12 3NZ, - 18.04.2005  
9 Langridge Mews, Hampton, Richmond Upon Thames, TW12 3NZ, - 18.04.2005  
11 Langridge Mews, Hampton, Richmond Upon Thames, TW12 3NZ, - 18.04.2005  
14 Langridge Mews, Hampton, Richmond Upon Thames, TW12 3NZ, - 18.04.2005  
16 Langridge Mews, Hampton, Richmond Upon Thames, TW12 3NZ, - 18.04.2005

*NOT BEFORE  
09/05/05*

**History:**

05/0699/FP Loft conversion  
05/T0031/TPO T1 - Oak (Quercus robur) - Crown thin by 25% Crown lift by 2 metres.  
05/1060/HOT Erection of dormer roof extensions to both sides of apex.

**File reference: 05/1060/HOT**  
**Address: 71 Oak Avenue, Hampton.**

### **Site, history and proposal**

- A detached bungalow granted planning permission under ref. 85/1178 and erected on a back land site off of the western side of Oak Avenue. Permitted development rights have been removed.
- The building is not designated a BTM/listed and does not lie within a conservation area.
- A single storey rear extension has been erected, granted permission under ref. 87/2337/FUL.
- The proposal is for the conversion of the loft into habitable space and the erection of roof dormers on the northern and southern roof planes.
- Three dormers are proposed on the northern roof plane, these would serve two bedrooms and the staircase. One dormer and two roof lights are proposed on the southern roof plane, which would serve a bedroom. In addition to the dormers, windows and French doors are proposed on the front and rear gable end respectively.

### **Public and other representation**

- No letters of objection have been received.

### **Professional comments**

- The proposed dormers in the north facing roof plane would be situated within 14m from the rear main wall of No. 15 and 16 Langridge Mews. Although there is a relatively high fence separating the properties, there is little mature boundary vegetation and at least two of the three dormers would be visible from the rear gardens and rear windows of those houses in Langridge Mews.
- The applicant has stated that the three dormer windows (on the northern roof slope) would be installed with opaque/frosted glass and this can be secured by condition. As such, the dormer windows would not result in any overlooking of the rear gardens or into the rear windows of those properties in Langridge Mews. The modest size of the dormers would help alleviate any perception of overlooking.
- The first floor front and rear windows (east and west facing) would face onto the rear gardens of No. 65, 67 and 69 Oak Avenue and the grounds of Hollygrove Nursery School respectively. However given the distances to these properties and the rear garages between the site and those properties in Oak Avenue, it is not considered that these windows would result in an unacceptable level of overlooking. The proposed balcony doors to the front elevation would open inwards and due to their small size, would not permit the use of the space as a viable amenity area.
- The dormer in the southern plan would be set off the boundary with No.'s 4, 6, 8 and 10 South Road by 6.5m and at least 35m from the rear main walls of

those properties. Given the mature boundary vegetation, relatively long distances from the boundary to those houses/flats in South Road and that the dormer is to a bungalow (at a lower level than to a two storey house) it is considered that the window would not result in an unacceptable level of overlooking and loss of privacy.

- The dormers would be relatively deep and would be set up from the eaves level by 0.4m. However, given their modest size (1.5m-2m in width), correct proportions (remaining in scale with the existing fenestration) and amount of roof space left between and either side of the extensions, it is considered that they would not dominate the roof plane or appear visually intrusive.
- Therefore, it is considered that the proposed roof extensions would not detract from the character of the dwelling or area in general, would not appear visually intrusive and would not result in an unacceptable loss of privacy or overlooking to adjacent properties.

### **Recommendation**

Approve.

**Recommendation:**

The determination of this application falls within the scope of Officer delegated powers - YES / ~~NO~~

**I therefore recommend the following:**

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

Case Officer (Initials): ..... *BR* .....

Dated: ..... *10/05/05* .....

**I agree the recommendation:**

Team Leader/Development Control Manager

Dated: ..... *[Signature]* .....  
*12/5/05*

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

Development Control Manager: .....

Dated: .....

<b>REASONS:</b>	<i>SEE (APJ).</i>
<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

<b>CONDITIONS:</b>	
<b>INFORMATIVES:</b>	

**ADDITIONAL NOTES CONTINUED FROM ABOVE:**