

DCM

Application reference: 15/3597/HOT
BARNES WARD

Date application received	Date made valid	Target report date	8 Week date
17.08.2015	19.08.2015	14.10.2015	14.10.2015

Site:

26 Melville Road, Barnes, London, SW13 9RJ

Proposal:

Excavation of a basement extension with front light well and erection of a single storey rear extension.

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

APPLICANT NAME

Mrs Christina Romiza
26 Melville Road
Barnes
London
SW13 9RJ

AGENT NAME

Mr Michael Quinnen
124 Alexandra Road
London
SW19 7JY

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

Consultations:

Internal/External:

Consultee

LBRUT Transport

Expiry Date

17.09.2015

Neighbours:

25 Kitson Road, Barnes, London, SW13 9HJ, - 03.09.2015
21 Kitson Road, Barnes, London, SW13 9HJ, - 03.09.2015
17 Kitson Road, Barnes, London, SW13 9HJ, - 03.09.2015
27 Kitson Road, Barnes, London, SW13 9HJ, - 03.09.2015
23 Kitson Road, Barnes, London, SW13 9HJ, - 03.09.2015
19 Kitson Road, Barnes, London, SW13 9HJ, - 03.09.2015
45 Melville Road, Barnes, London, SW13 9RH, - 03.09.2015
41 Melville Road, Barnes, London, SW13 9RH, - 03.09.2015
43 Melville Road, Barnes, London, SW13 9RH, - 03.09.2015
32 Grange Road, Barnes, London, SW13 9RE, - 03.09.2015
28 Melville Road, Barnes, London, SW13 9RJ, - 03.09.2015

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

Development Management

Status: GTD

Date: 05/02/2010

Application: 09/3346/PS192

Conversion of loft to habitable room and rear roof extension.

Development Management

Status: REF

Date: 17/06/2010

Application: 10/1089/HOT

Dormer window to the front elevation roof slope.

Development Management

Status: GTD

Date: 25/02/2014

Application: 13/4303/PS192

Removal of boundary wall and installation of a dropped kerb.

Development Management

Status: PCO

Date:

Application: 15/3597/HOT

Excavation of a basement extension with front light well and erection of a

single storey rear extension.

Appeal

Validation Date: 06.07.2010 Dormer window to the front elevation roof slope.
Reference: 10/0076/AP/REF

Building Control

Deposit Date: 13.11.1996 Single storey rear extension. Loft conversion and internal alterations.
Reference: 96/1567/BN

Building Control

Deposit Date: 22.04.2010 Loft conversion
Reference: 10/0715/IN

Building Control

Deposit Date: 22.04.2010 Loft conversion
Reference: 10/0727/IN

Building Control

Deposit Date: 10.05.2010 9 Windows
Reference: 10/FEN00909/FENSA

Building Control

Deposit Date: 05.07.2010 3 Windows
Reference: 10/FEN01195/FENSA

Building Control

Deposit Date: 25.10.2010 1 Window
Reference: 11/FEN00654/FENSA

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

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):

Dated:

I agree the recommendation:

Team Leader/~~Development Control Manager~~

Dated: 14.10.15 *RSB*

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.

AS Development Control Manager: *Ward*

Dated: 14/10/2015

REASONS:
CONDITIONS:
INFORMATIVES:
UDP POLICIES:
OTHER POLICIES:

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

CONDITIONS

INFORMATIVES

File Reference: 15/3597/HOT
Address: 26 Melville Road, Barnes SW13 9RJ

Officer report:

Site description:

The application site contains a two storey, semi-detached dwelling with a habitable space within the roof. The site is not situated in a Conservation Area, is not a Listed Building or a Building of Townscape Merit (BTM); however, is located within Flood Zones 2 and 3 and the SFRA Zone 3a High Probability.

The wider locality is characterised by residential dwellings. A driveway adjoins the application site which serves a series of garages situated south of the site.

Planning history:

Status: GTD Date: 05/02/2010 Application: 09/3346/PS192
Conversion of loft to habitable room and rear roof extension.

Status: REF Date: 17/06/2010 Application: 10/1089/HOT
Conversion of loft to habitable room and rear roof extension. Appeal allowed 18/08/2010.

Status: GTD Date: 25/02/2014 Application: 13/4303/PS192
Removal of boundary wall and installation of a dropped kerb.

Proposal:

The application seeks permission for the excavation of a basement extension with front lightwell and erection of a single storey rear extension.

Public Representations:

Two public objections were received, summarised as follows:

- Safety, noise, pollution and traffic concerns during construction.
- Concerns regarding construction close to underground water streams.

Main Development plan policies:

Development Management Plan 2011 (DMP); DM DC1, DM DC5, DM SD 6
Core Strategy 2009; CP7
London Borough of Richmond upon Thames Supplementary Planning Document; 'House Extensions and External Alterations' (2015)
London Borough of Richmond upon Thames Planning Advice Note; 'Good Practice Guide on Basement Developments' (2015)

Professional comments:

The main planning issues to be considered are the impact of the proposal on the appearance and character of the property, as well as the amenity impact on neighbouring properties.

Design, Residential Amenity and Conservation Area Policy

DM DC 1 'Design Quality' states new development must be of a high architectural and urban design quality based on sustainable design principles. Development must be inclusive, respect local character including the nature of a particular road, and connect with, and contribute positively, to its surroundings based on a thorough understanding of the site and its context.

In assessing the design quality of a proposal, the Council will have regard to the following:

- Compatibility with local character including relationship to existing townscape frontages, scale, height, massing, proportions and form;
- Sustainable development and adaptability, subject to aesthetic considerations;
- Layout and access;
- Space between buildings and relationship to the public realm
- Detailing and materials.

DM DC 5 'Neighbourliness, Sunlighting and Daylighting' states in considering proposals for development the Council will seek to protect adjoining properties from unreasonable loss of privacy, pollution, visual intrusion, noise and disturbance. The Council will generally seek to ensure that the design and layout of buildings enables sufficient sunlight and daylight to penetrate into and between buildings, and that adjoining land or properties are protected from overshadowing in accordance with established standards.

DM SD 6 'Flood Risk' states development will be guided to areas of lower risk by applying the Sequential Test (as set out in paragraph 3.1.35 of the DMP). Unacceptable developments and land uses will be restricted in line with PPS25 and as outlined in the DMP. Developments and Flood Risk Assessments must consider all sources of flooding and the likely impacts of climate change.

CP 7 'Maintaining and Improving the Local Environment' states all new development should recognise distinctive local character and contribute to creating places of a high architectural and urban design quality that are well used and valued. The Council will support new development, including extensions and refurbishment that has evolved from an understanding of the site, the impact on its surroundings, and its role within the wider neighbourhood.

Supplementary Planning Document 'House Extensions and External Alterations' (SPD) states that the overall shape, size and position of extensions should not dominate the existing house or its neighbours. This can be achieved through integrating the extension with the house. The significant reduction of an existing important space or gap between neighbouring houses is not normally acceptable.

Regarding basement extensions and lightwell construction, the SPD states the basement design should complement and be in keeping with the appearance of the property. Any external features should be sensitively designed and sited to minimise their impact on the appearance of the building and character of the area.

New lightwells visible within any public views may be acceptable if their size is not out of scale or prominent, and their design does not detract from the original character of the front elevation of a building, nor obscure any architectural feature which contributes positively to the character of the building.

Design Considerations

The proposed single storey, ground floor rear extension would result in a larger kitchen/ dining room area for the application. The proposed extension would project 1.3m from the existing rear wall, reducing in width from 6.6m to 6.5m. The proposed extension rear wall is a parapet wall approximately 3.5m in height. The application includes a proposal to remove the existing pitched roof, replace it with a flat roof and install a lantern skylight over the kitchen/ dining room. The roof height behind the rear parapet

wall is 3.3m. The proposed skylight will be setback approximately 2.9m from the proposed extensions rear wall and is 0.8m in height and 1.6m wide at the base.

In terms of the SPD, the rear extension is considered appropriate given its overall shape, size and position would not dominate the existing house or its neighbours. The proposed extension's rear wall will be in line with the adjoining property's extension (28 Melville Road) and continue at the same height as the existing ground floor eaves (3.3m). The existing dwelling's eastern facing parapet brick wall will be extended approximately 1.05m in length at 3.6m in height. The proposed extension of the parapet brick wall will ensure the extension is integrated with the existing dwelling.

The proposed extension will not result in the significant reduction of an existing important space or gap. Proposed windows and doors in the extension rear wall face into the application site.

The applicant has proposed to replace the existing glass pitched roof with a flat roof and install a lantern skylight across the ground floor level roof. In terms of the SPD, the lantern skylight does retain the pitch profile of the existing roof and is considered to be an appropriate size. The skylight is proposed to be frameless which will reduce any visual intrusion.

The application also proposes a basement extension and a front lightwell. The submitted drawings do not show any proposed sleeping accommodation in the basement. In terms of the SPD, the basement design will not be visible within any public views as views through the lightwell window will be restricted by horizontal galvanized steel grilles which enclose the area. The proposed basement is not wider or greater in length than the existing dwelling's ground floor. The proposed lightwell size is not out of scale or prominence and the lightwell window design is similar to the existing windows within the front dwelling elevation.

As the proposed lightwell is sited immediately adjacent to the front of the dwelling, sufficient front garden will be retained. If the lightwell is constructed it will not limit the applicant's ability to give effect to approved application 13/4303/PS192 to remove the front boundary wall and dropped kerb and provide on-site parking.

It is considered that the proposal would preserve the character and appearance of the area, in accordance with policy CP7 of the Core Strategy (2009), policies DM DC1 of the Development Management Plan (2011) and the Supplementary Planning Document 'House Extensions and External Alterations' (2015).

Neighbouring Amenity Considerations

Regarding residential amenity, the rear extension would be within the allowances of the SPD and is considered acceptable. The proposed extension roof height reduces to 3.3m, however, the existing parapet brick wall will continue at 3.6m in height. The adjoining neighbour's wall is 3.6m in height.

Proposed windows and doors in the extension rear wall face into the application site mitigating any impacts on neighbouring properties privacy. Views into the basement via the lightwell will be restricted by the horizontal grilles and being a significant distance from properties, therefore, also reducing any impacts on neighbouring properties privacy.

The proposed extension roof is lower in height than the adjoining neighbours and the rear parapet wall is in line with their rear wall and at the same height. For this reason

there is unlikely to cause any significant loss of daylight or sunlight to their habitable rooms or gardens.

The proposed rear extension and front lightwell will not lead to a substantial reduction in existing garden area.

The proposed lantern skylight will not impact on the adjoining property's privacy any more than the existing glass pitched roof. The western parapet party wall between the application property and adjoining property restricts views from the kitchen/ dining room up to the adjoining neighbour's windows.

A Construction Management Statement (CMS) was submitted with the application. Council's Transport Planning Officer has reviewed the CMS and provided comments on the document. The Officer has recommended a standard CMS condition is applied if the application is recommended for approval. The Officer's comments should be addressed before the CMS is re-submitted.

It is considered that the proposal would be in accordance with policy DM DC 5 of the Development Management Plan (2011) and the Supplementary Planning Document 'House Extensions and External Alterations' (2015).

Tree Protection

Council's Arboriculture Officer has reviewed the application and does not object to the proposed scheme. The Officer has noted although there are no trees of merit on the site, there are street trees located in front of the property and the neighbouring gardens.

The Officer has recommended a standard tree protection condition is applied if the application is recommended for approval. Tree protection information will be required to ensure that the rooting areas of these trees are protected where possible during the proposed excavation

Flood Zones 2 and 3

The subject site is located within Flood Zones 2 and 3, an area identified by the Environment Agency as being at high risk of flooding. The Flood Risk Assessment provided is considered sufficient.

It is considered that the proposal would be in accordance with policy DM SD 6 of the Development Management Plan and Environmental Agency Standing Advice.

Recommendation:

Grant planning permission subject to conditions.