

**Application reference: 06/1860/HOT**  
**MORTLAKE, BARNES COMMON WARD**

| Date application received | Date made valid | Target report date | 8 Week date |
|---------------------------|-----------------|--------------------|-------------|
| 12.06.2006                | 12.06.2006      |                    | 07.08.2006  |

**Site:**

46 Ashleigh Road, Mortlake, Surrey, SW14 8PX

**Proposal:**

Loft extension with rear dormer. (First Floor Flat)

**Present use:**

*FLAT*

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

**APPLICANT NAME**

Ms C Hoban  
First Floor Flat  
46 Ashleigh Road  
Mortlake SW14 8PX  
Surrey  
SW14 8PX

**AGENT NAME**

R\_R Archi - Tech  
112 Gunnersbury Avenue  
Ealing  
W5 4HB

**Consultations:**

*Internal/External:*

**Consultee**

**Expiry Date**

**Neighbours:**

42 Ashleigh Road, Mortlake, Surrey, SW14 8PX, - 03.07.2006  
52 Ashleigh Road, Mortlake, Surrey, SW14 8PX, - 03.07.2006  
49 Avondale Road, Mortlake, Surrey, SW14 8PU, - 03.07.2006  
51 Avondale Road, Mortlake, Surrey, SW14 8PU, - 03.07.2006  
44 Ashleigh Road, Mortlake, Surrey, SW14 8PX, - 03.07.2006  
48 Ashleigh Road, Mortlake, Surrey, SW14 8PX, - 03.07.2006  
50 Ashleigh Road, Mortlake, Surrey, SW14 8PX, - 03.07.2006  
41 Avondale Road, Mortlake, Surrey, SW14 8PU, - 03.07.2006  
43 Avondale Road, Mortlake, Surrey, SW14 8PU, - 03.07.2006  
45 Avondale Road, Mortlake, Surrey, SW14 8PU, - 03.07.2006  
47 Avondale Road, Mortlake, Surrey, SW14 8PU, - 03.07.2006

**History:**

| Ref No      | Description   | Status | Date |
|-------------|---|--------|------|
| 06/1860/HOT | • Loft extension with rear dormer. (First Floor Flat) | PCO    |      |

**Constraints:**

**46 ASHLEIGH ROAD  
MORTLAKE WARD  
Contact Officer: ANR  
06/1860**

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**Policies:** BLT 11, 15 & 16.

**Site, history & proposal:**

The site is located on the western side of Ashleigh Road and contains a two-storey terrace building that comprises two flats. The application pertains to the first floor flat. The property has a deep two-storey rear outrigger and no extensions. The property is not located within a conservation area and is not a BTM. The property has no planning history.

The applicant proposes to construct a dormer on the rear roof slope. The dormer would have a width of 4.9m and would be set 0.5m from the party walls and would be set up 1.0m from the eaves.

**Public representations:**

**Professional comments:**

Design:

The SPG for house extensions suggests that the scale and design of all extensions should be in keeping with the existing property and should not appear visually dominant upon it. Specifically in relation to roof extension, the SPG states that they should be in-scale with the existing roof structure and its form should be maintained.

The proposed dormer would cover approximately 68% of the original roof slope and would project the majority of the height and width of the roof slope. Because of this the roof extension would be out of scale with the property, would appear overly dominant upon the roof slope and the original form of the roof would be lost.

For these reasons I consider that the proposed roof extension would cause harm to the appearance and character of the property and surrounding area and would thereby be contrary to the SPG.

Neighbour amenity:

The SPG for house extensions seeks to ensure that extensions do not result in an unreasonable loss of light or privacy to neighbouring properties and do not appear overbearing when seen from gardens and rooms of adjoining houses.

Due to the positioning of the extension in relation to neighbouring habitable room windows and garden areas, I do not consider that it would lead to any unreasonable loss of light or appear overbearing.

In terms of overlooking, the proposal would introduce a window that would allow limited views into the garden area of the ground floor flat. However, this window would not provide any new views that could not already be achieved by the existing window below at first floor level. Therefore, I do not consider that development would lead to any loss of privacy.

For these reasons I consider that the proposal would comply with the SPG in respect of protecting the amenity of neighbouring residents.

**Recommendation:**

The proposed roof extension by reason of its design and scale would appear as a dominant and incongruous form of development that would harm the character and appearance of the house and surrounding area. It would thereby be contrary to policies BLT 11 of the Richmond upon Thames Unitary Development Plan - First Review 2005.

**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): ANR

Dated: 1/8/06

**I agree the recommendation:**

Team Leader/Development Control Manager

*John Brown*  
1/8/06

Dated: .....

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: .....

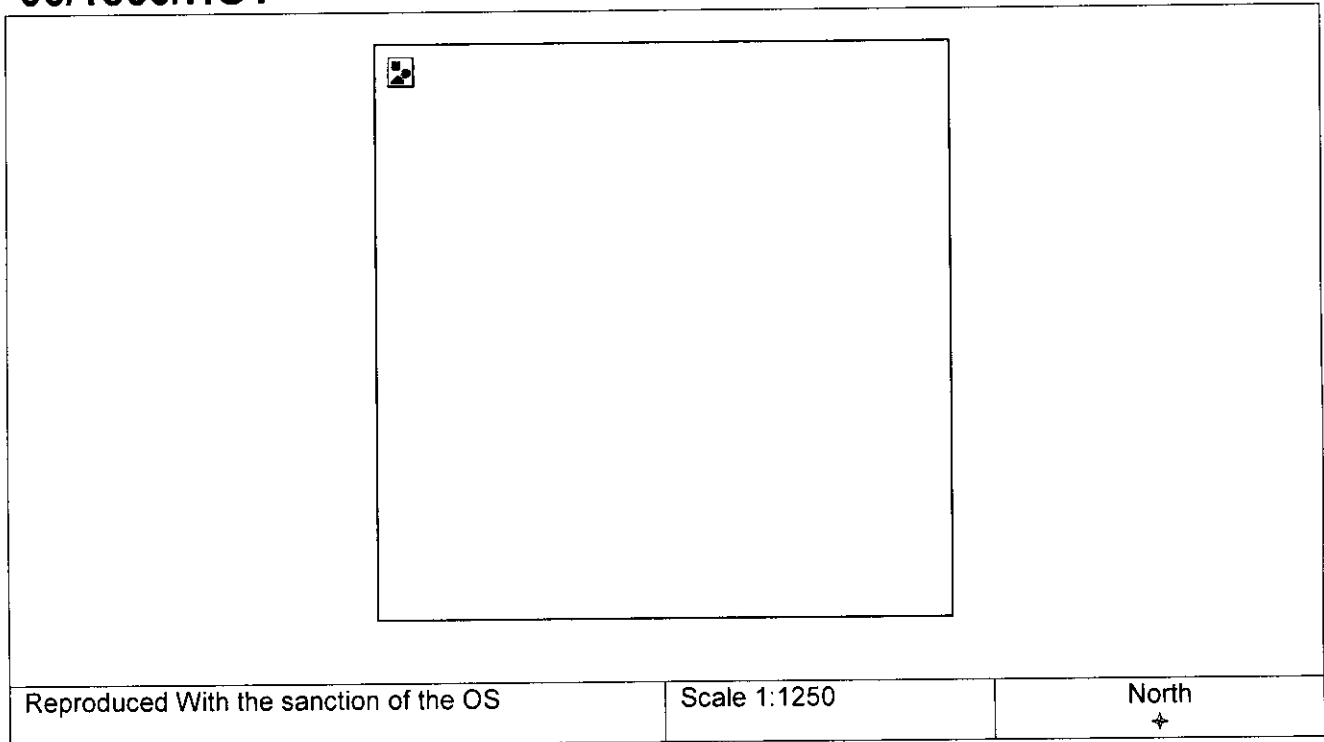
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|------------------------|
| <b>REASONS:</b>        |
| <b>CONDITIONS:</b>     |
| <b>INFORMATIVES:</b>   |
| <b>UDP POLICIES:</b>   |
| <b>OTHER POLICIES:</b> |

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

**ADDITIONAL NOTES CONTINUED FROM ABOVE:**

06/1860/HOT



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