

Application reference: 06/2126/HOT
SOUTH RICHMOND WARD

DCM

Date application received	Date made valid	Target report date	8 Week date
03.07.2006	03.07.2006		28.08.2006

Site:

7 Friars Stile Place, Richmond, Surrey, TW10 6NL

Proposal:

First floor extension over existing single storey extension.

Present use:

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

APPLICANT NAME

Paul Aziz
7 Friars Stile Place
Richmond
Surrey
TW10 6NL

AGENT NAME

Tim Harris Architect
Bronwen
Crabtree Drive
Givons Grove
Surrey
KT22 8LJ

Consultations:

Internal/External:

Consultee

LBRUT Urban Design 14 Days

Expiry Date

20.07.2006

Neighbours:

- 2 Friars Stile Place, Richmond, Surrey, TW10 6NL, - 06.07.2006
4 Friars Stile Place, Richmond, Surrey, TW10 6NL, - 06.07.2006
6 Friars Stile Place, Richmond, Surrey, TW10 6NL, - 06.07.2006
-25 Friars Stile Road, Richmond, Surrey, TW10 6NH, - 06.07.2006
-29 Friars Stile Road, Richmond, Surrey, TW10 6NH, - 06.07.2006
31 Friars Stile Road, Richmond, Surrey, TW10 6NH, - 06.07.2006
8 Onslow Road, Richmond, Surrey, TW10 6QF, - 06.07.2006
10A Onslow Road, Richmond, Surrey, TW10 6QF, - 06.07.2006
10C Onslow Road, Richmond, Surrey, TW10 6QF, - 06.07.2006
10 Onslow Road, Richmond, Surrey, TW10 6QF, - 06.07.2006
-27 Friars Stile Road, Richmond, Surrey, TW10 6NH, - 06.07.2006
31A Friars Stile Road, Richmond, Surrey, TW10 6NH, - 06.07.2006
5 Friars Stile Place, Richmond, Surrey, TW10 6NL, - 06.07.2006
3 Friars Stile Place, Richmond, Surrey, TW10 6NL, - 06.07.2006
Flat 1, 33 Friars Stile Road, Richmond, Surrey, TW10 6NH, - 06.07.2006
Flat 2, 33 Friars Stile Road, Richmond, Surrey, TW10 6NH, - 06.07.2006
Flat 3, 33 Friars Stile Road, Richmond, Surrey, TW10 6NH, - 06.07.2006
Garden Flat, 33 Friars Stile Road, Richmond, Surrey, TW10 6NH, - 06.07.2006
33 Friars Stile Road, Richmond, Surrey, TW10 6NH, - 06.07.2006

Same as 05/2098

History:

Ref No	Description	Status	Date
05/2098/HOT	• First floor studio/study extension above existing kitchen.	WDN	17/08/2005

06/2126/HOT

- First floor extension over existing single storey PCO extension.

Constraints:

**7 FRIARS STILE PLACE
RICHMOND
SOUTH RICHMOND WARD
06/2126/HOT
Contact Officer: AMS**

Site and History:

The property comprises a part single storey, part two-storey, semi-detached dwelling. The property is located within the St Matthias Conservation Area and is a BTM.

- 84/784, for the formation of a new bay window and ground floor WC, and entrance lobby, was considered Permitted Development in July 1984.
- 05/2098/HOT, for a first floor studio/study extension above the existing kitchen, was withdrawn 17 August 2005. Prior to the applicant withdrawing the application, it was to be recommended for refusal on the grounds of the first floor extension being overbearing and unneighbourly and concerns over design.

Use:

Single family dwellinghouse.

Proposal:

First floor extension over existing single storey extension.

Public Representation:

5 letters of objection and 1 letter of support received on the grounds of:

- Loss of privacy resulting from the proposed window on the south-western elevation.
- Impact on daylight and sunlight levels.
- Would be unneighbourly, overbearing and obtrusive, creating a sense of enclosure.
- Disruption of skyline.
- Would detract from the Conservation Area.

No request has been made for the application to be heard at Planning Committee.

Professional comments:

Character / Design

This is a revised proposal. The withdrawn plans showed the first floor rear extension built up to and along the north-eastern boundary, with a monopitch roof with a height of 6.1m on the boundary and 4.8m at the eaves. The revised plans show the first floor rear extension on the boundary with a height of 4.9m at the eaves and rising to 5.3m (5.5m with the skylight) at its highest point.

SPG states that the overall shape, size and position of extensions should not dominate the existing house or its neighbours. They should harmonise with the original appearance. In order to retain the rhythm and character of a street the complete infilling of spaces should be avoided where possible, and views to the landscape behind the buildings are to be maintained where possible. Full height extensions can be obtrusive and are difficult to integrate with the design of the

existing house. Extensions should be avoided where the gap between houses is an important element in the streetscape.

In principle this proposal would not be acceptable. It would not be compatible with the scale or character of this building, the mews group and surrounding development, and so would harm the character and appearance of the conservation area, and harm the character and setting of this and neighbouring BTM's within this group (including Nos.3-7 Friars Stile Place). This property forms part of a very distinctive mews development to the rear of buildings on Friars Stile Road. These two-storey mews buildings are uniform in character, use of materials and detailing and enclose a central courtyard on three sides only. The proposed addition of a new building form at 1st floor level on the south east side of this space would provide further enclosure, contrary to the original character and enclosure of this courtyard.

The U shaped form of these mews buildings allow a sense of openness in views from the courtyard towards the rear gardens of houses on Friars Stile Road to the south-east. This extension would create a greater sense of division between the space of the courtyard and the space of these gardens, contrary to the character of this area.

The proposed extension would also detract from the setting and obscure views of the frontage of the building to which it would be attached. In such a prominent position, it would not appear subordinate in terms of its height bulk or mass to that original. That junction between the roof form and building edge of the BTM and the form of the proposed extension would appear particularly uncomfortable. This extension would compromise the original form of this mews group. Although the Council have no objection in principle to the use of more contemporary design approaches in areas of mixed character, the uniformity in the appearance of this mews development would mean that this proposed extension would appear alien, in terms of its shape form and treatment of surfaces, to the dominant character of this courtyard.

Neighbouring Amenity

SPG states that extensions should not appear overbearing when seen from the gardens and rooms of adjoining houses.

Whilst there is a garden structure at the rear of No.27, the proposed extension exceeds the width, height and scale of this. It is considered that the revised proposal would result in an unneighbourly, overbearing and obtrusive form of development, creating a sense of enclosure in the rear garden of, and be detrimental to the amenities of the neighbouring property, No.27 Friars Stile Road. This is due to the extensions bulk, height, scale and close proximity to the common boundary between the application site and No.27. It would also be an unneighbourly, overbearing and obtrusive form of development to the other dwellings in Friars Stile Place, in particular 1 and 4 given the U shaped design of the dwellings in this development. Given the extensions siting (not directly behind No.25 and 29) the presence of the existing dwelling to No.29, and the size of No.25's garden, the extension would not result in an unacceptable relationship with these properties and gardens.

It is noted that the application would not have a significant impact on the daylight and sunlight levels to No.27 Friars Stile Road given its southerly aspect and it being set back approximately 12m from the common boundary. No.4 and 5 Friars Stile Place are located approximately 15m away from the proposed extension and No.6 is approximately 7m away and further to the northeast. It is not considered there would be a significant impact on the daylight and sunlight levels experienced by these properties.

The introduction of the first floor extension would create some additional overlooking onto the properties at Friars Stile Place. While there are first floor windows at the application site, they face towards the south-west, whereas the new openings at first floor will face towards the north-west. In addition, the incorporation of the balcony would result in increased overlooking and perceived overlooking to occupants in Friars Stile Place.

It is not considered there would be any significant increase in overlooking to 25 Friars Stile Road, given the stained glass window on the south-west elevation being opaque in nature, restricted in size and located higher up the outside wall than a normal window. No.27 would not be subject to additional overlooking as there are no openings on this side of the extension.

Summary:

Having regard to both Design and Residential Amenity, it is considered that the proposal would be unacceptable and would prejudice the aims and objectives of SPG design guidelines to house extensions and external alterations.

Recommended REFUSAL.

Recommendation:

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

DCM
YES/NO

I therefore recommend the following:

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

Case Officer (Initials): AMS

Dated: 17/8/06

I agree the recommendation:

Team Leader/Development Control Manager

Dated: [Signature] 24/08/2006

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:

REASONS:	Ref 4A (non std)
CONDITIONS:	
INFORMATIVES:	1EG5A, 1H56C, 1L10, 1L12, 1L18, 1L19
UDP POLICIES:	BU 2, A, 11, 16.
OTHER POLICIES:	

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

CONDITIONS:	
INFORMATIVES:	

ADDITIONAL NOTES CONTINUED FROM ABOVE: