

**Application reference: 06/1869/HOT**  
**KEW WARD**

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

**Site:**

8 Elizabeth Cottages, Sandycombe Road, Richmond, Surrey

24/7/06

25/9/6

need corrected plans

**Proposal:**

Proposed ground floor rear extension.

Committee 21/9/06

**Present use:**

SED

**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 Rambaut  
8 Elizabeth Cottages  
Sandycombe Road  
Richmond  
Surrey  
TW9 3NJ

**AGENT NAME**

Kingconroy Ltd  
1 Bastwick Street  
London  
EC1V 3NU

**Consultations:**

**Internal/External:**

**Consultee**

LBRUT Urban Design 14 Days

**Expiry Date**

17.07.2006

**Neighbours:**

- 37 Derby Road, East Sheen, London, SW14 7DU, - 03.07.2006
- 39 Derby Road, East Sheen, London, SW14 7DU, - 03.07.2006
- 41 Derby Road, East Sheen, London, SW14 7DU, - 03.07.2006
- 8 Albany Close, East Sheen, London, SW14 7DX, - 03.07.2006
- 10 Albany Close, East Sheen, London, SW14 7DX, - 03.07.2006
- 12 Albany Close, East Sheen, London, SW14 7DX, - 03.07.2006
- 14 Albany Close, East Sheen, London, SW14 7DX, - 03.07.2006
- 58 Derby Road, East Sheen, London, SW14 7DP, - 03.07.2006
- 62 Derby Road, East Sheen, London, SW14 7DP, - 03.07.2006
- 10 Stanley Road, East Sheen, London, SW14 7DZ, - 03.07.2006
- 21 Stanley Road, East Sheen, London, SW14 7EB, - 03.07.2006
- 26A Stanley Road, East Sheen, London, SW14 7DZ, - 03.07.2006
- 27A Stanley Road, East Sheen, London, SW14 7EB, - 03.07.2006
- 27B Stanley Road, East Sheen, London, SW14 7EB, - 03.07.2006
- 44 Stanley Road, East Sheen, London, SW14 7DZ, - 03.07.2006
- 46 Stanley Road, East Sheen, London, SW14 7DZ, - 03.07.2006
- 48 Stanley Road, East Sheen, London, SW14 7DZ, - 03.07.2006
- 50 Stanley Road, East Sheen, London, SW14 7DZ, - 03.07.2006
- 52 Stanley Road, East Sheen, London, SW14 7DZ, - 03.07.2006
- 57 Stanley Road, East Sheen, London, SW14 7EB, - 03.07.2006
- 59 Stanley Road, East Sheen, London, SW14 7EB, - 03.07.2006
- 61 Stanley Road, East Sheen, London, SW14 7EB, - 03.07.2006
- 67 Stanley Road, East Sheen, London, SW14 7EB, - 03.07.2006
- 69 Stanley Road, East Sheen, London, SW14 7EB, - 03.07.2006

SW → 4/8/6

- ✓ 71 Stanley Road, East Sheen, London, SW14 7EB, - 03.07.2006
- ✓ 5 Clarence Road, Kew, Surrey, TW9 3NL, - 03.07.2006
- ✓ 6 Clarence Road, Kew, Surrey, TW9 3NL, - 03.07.2006
- ✓ 7 Elizabeth Cottages, Sandycombe Road, Richmond, Surrey, TW9 3NJ, - 03.07.2006
- ✓ 9 Elizabeth Cottages, Sandycombe Road, Richmond, Surrey, TW9 3NJ, - 03.07.2006
- 9 Albany Close, East Sheen, London, SW14 7DX, - 03.07.2006
- 11 Albany Close, East Sheen, London, SW14 7DX, - 03.07.2006
- 25 Stanley Road, East Sheen, London, SW14 7EB, - 03.07.2006
- 26 Stanley Road, East Sheen, London, SW14 7DZ, - 03.07.2006
- 27 Stanley Road, East Sheen, London, SW14 7EB, - 03.07.2006
- 32 Stanley Road, East Sheen, London, SW14 7DZ, - 03.07.2006
- 34 Stanley Road, East Sheen, London, SW14 7DZ, - 03.07.2006
- 54 Stanley Road, East Sheen, London, SW14 7DZ, - 03.07.2006
- 56 Stanley Road, East Sheen, London, SW14 7DZ, - 03.07.2006
- 58 Stanley Road, East Sheen, London, SW14 7DZ, - 03.07.2006
- 60 Stanley Road, East Sheen, London, SW14 7DZ, - 03.07.2006
- 35 Derby Road, East Sheen, London, SW14 7DU, - 03.07.2006
- 63 Stanley Road, East Sheen, London, SW14 7EB, - 03.07.2006
- 63A Stanley Road, East Sheen, London, SW14 7EB, - 03.07.2006
- 65 Stanley Road, East Sheen, London, SW14 7EB, - 03.07.2006
- 65A Stanley Road, East Sheen, London, SW14 7EB, - 03.07.2006

**History:**

| Ref No      | Description                             | Status | Date |
|-------------|---|--------|------|
| 06/1869/HOT | • Proposed ground floor rear extension. | PCO    |      |

**Constraints:**

**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): *ve*

Dated: *4/9/06*

*21/9/06*

**I agree the recommendation:**

Team Leader/Development Control Manager

*John Brown*  
*5/9/06*

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: .....

|                        |
|------------------------|
| <b>REASONS:</b>        |
| <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

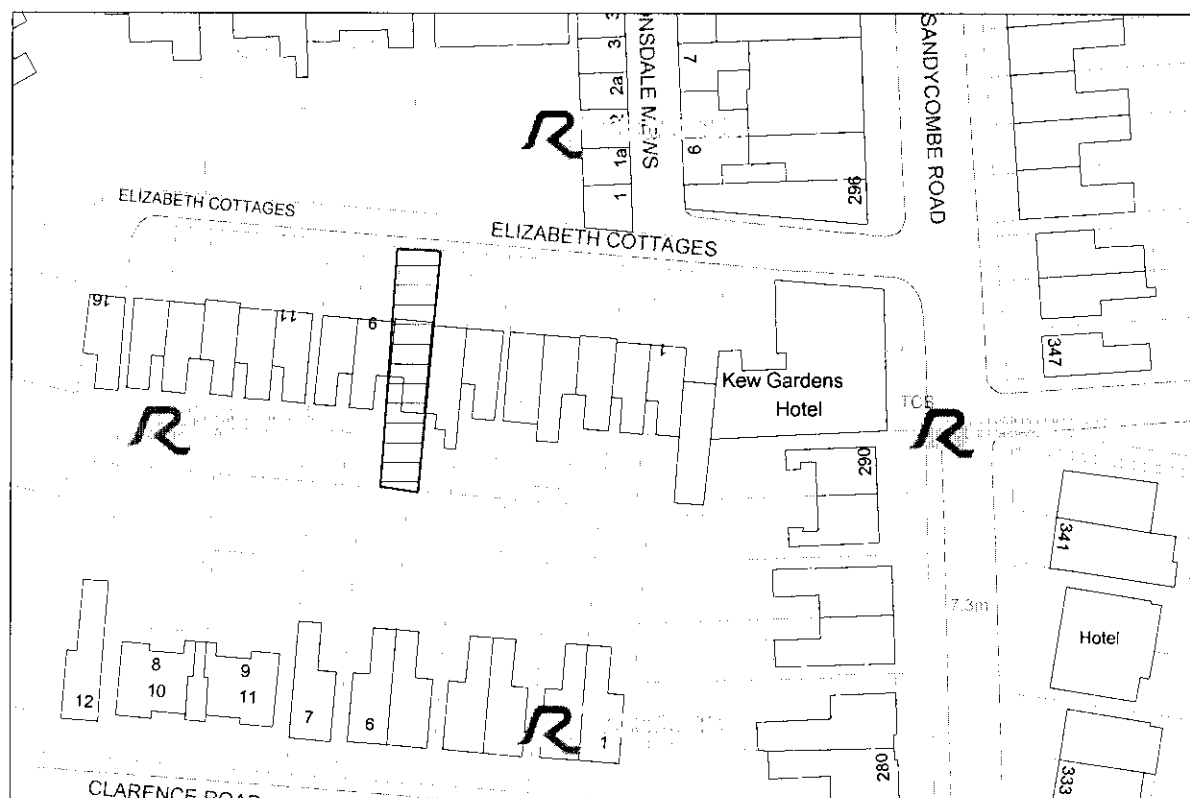
|                      |
|----------------------|
| <b>CONDITIONS:</b>   |
| <b>INFORMATIVES:</b> |

**ADDITIONAL NOTES CONTINUED FROM ABOVE:**

**PLANNING COMMITTEE – 5 OCTOBER 2006**

**06/1869/HOT  
8 ELIZABETH COTTAGES  
SANDYCOMBE ROAD  
KEW**

**KEW WARD  
Contact Officer:  
V Crosby**



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**LA 100019441[2006].'- Do not scale**

**Proposal:** Proposed ground floor rear extension

**Applicant:** King Conroy Ltd on behalf of Mr and Mrs Rambault.

**Application received:** 12 June 2006.

**Main development plan policies:**

UDP – First Review: BLT 2, 4, 11, 15 and 16, Conservation Area, Building of Townscape Merit, Article 4.

**Present use:** Single family dwelling house.

**Site, history and proposal:** No 8 is a two storey, mid-terrace house set within the Kew Gardens Conservation Area. The property is a Building of Townscape Merit that has been previously extended at first floor level at the rear (recorded as being permitted development back in 1973). The terrace is the subject of an Article 4 directive which restricts works that would front a highway.

This application seeks to erect a ground floor "L" shaped extension to infill to the boundary with no.9, and to extend to the rear by a further 1.5m across the width of the plot. The extension would have a

## **PLANNING COMMITTEE – 5 OCTOBER 2006**

pitched roof dropping from a height of 3.1m to 2.2m at the eaves on the boundaries. The rear wall of the extension would include four large, timber framed, glazed doors. The extension would replace the existing sloping plastic structure which covers the area between the two storey rear extension and the boundary with no.9.

**Public and other representations:** Three letters of objection were received, commenting on the inappropriate design; the inaccuracies in the drawings of the site and of no.9; the overbearing and overshadowing impact of the proposal; and increased potential for overlooking and noise nuisance.

**Amendments:** Following comments regarding inaccuracies and inconsistencies in the plans, corrected plans were received.

**Reconsultation:** A further two representations were received objecting to the development due to the overshadowing impact on the kitchen window of no.7; the gradual erosion of garden area in the road; omissions in the drawings showing no 9; the oppressive impact of a 2.2m high boundary wall on no.9; the extension being out of character for the property and Conservation Area; and that the proposal is contrary to Council guidance.

**Professional comments:** The main considerations in the application are the design of the proposal in terms of its impact upon this BTM and the Conservation Area, and the impact upon neighbour amenity.

### Design

The design of the proposal is considered acceptable, being compatible with surrounding development and with this and surrounding BTMs. The proposal is considered to at least preserve the character and appearance of the Conservation Area due to its design, and its location away from public views. A condition is suggested to require all materials to match the existing.

### Neighbour amenity

#### No.9

The layout and appearance of no.9 was observed and photographed on a visit to the property, so the inaccuracies in the representation of no.9 on the plans are noted but as the plans of neighbouring properties are not normally required, amended plans were not requested.

The proposal passes the BRE daylight and sunlight calculations for the side and rear facing windows of no.9 (serving the living room and kitchen). The proposal is not considered to result in a loss of privacy given the existing mutual overlooking afforded between the two properties, nor to result in an unacceptable increase in noise given the continuing domestic use of the site. There is a slight change in levels between No's.8 and 9, in the order of no more than 10cm, so that the outside area of no. 9 is slightly lower than no.8. Therefore, the 2.2m high wall as measured on no.8's side would be higher as viewed from no.9. The existing structure, whilst not solid and not granted planning permission, is higher than the proposed. This aspect is recognised as being possibly the most contentious in the application and a subjective judgement has to be made. However, this height is not considered to have an overbearing impact upon no.9 as taking the change in levels into account, even at approximately 2.3m high it is not considered to be significantly higher than a 2m high boundary wall that could be constructed under permitted development rights, and is replacing a higher though less deep existing structure, it is considered that the extension complies with the aims and objectives of Supplementary Planning Guidance for house extensions.

#### No 7

The proposal would result in a new wall 1.5m deep and 2.2m high on the boundary between nos.7 and 8. This is not considered to result in an overbearing impact as the height is not considerably higher than

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a 2m high boundary wall that could be erected under permitted development rights. The proposal passes the BRE daylight and sunlight tests for the rear facing windows of no.7, and the daylight test for the side window of the kitchen. The proposal is therefore not considered to cause a significant loss of light to this neighbour. One of the two kitchen windows of no.7 will face onto the side wall of the extension, which currently looks onto the boundary fencing and vegetation. Again, a subjective judgement has to be taken regarding the possible overbearing impact upon this neighbour, but in view of the relatively short projection and its low eaves height, the extension is not considered to cause harm to the amenity of the occupiers of no.7. It is easily compliant with Supplementary Planning Guidance on house extensions in relation to no.7.

**Conclusion:** The proposal would at least preserve the character and appearance of this Building of Townscape Merit and the Conservation Area, and not cause harm to neighbour amenity through loss of light or privacy, or overbearing impact.

I therefore recommend **PERMISSION**, subject to the following conditions and informatives:

### **Standard conditions:**

- AT01 - Development begun within 3 years
- BD12 - Materials to match existing.

### **Standard informatives:**

- IE05A - Noise control - building sites
- IH06B - Damage to public highway
- IL10A - Building Regulations
- IL12A - Approved drawing nos. – SK100 received 17<sup>th</sup> June 2006, SK001(02), SK02(02), SK10(02), SK20(02), SK22(01), SK23(01), SK30(02) received 24<sup>th</sup> July 2006.
- IL16HA - Relevant policies and proposals; BLT 2, 4, 11, 15 and 16.
- IL19 - Summary reasons for granting planning permission; The proposal would at least preserve the character and appearance of this Building of Townscape Merit and the Conservation Area, and not cause harm to neighbour amenity through loss of light or privacy, or overbearing impact.

### **Background papers:**

- Application forms and drawings
  - Letters of representation
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