



# PLANNING REPORT

Printed for officer by

Mr Gaetano Perillo on 19 August  
2020

## Application reference: 20/1804/HOT HAMPTON WARD

Date application received	Date made valid	Target report date	8 Week date
30.06.2020	30.06.2020	25.08.2020	25.08.2020

### Site:

49 Holly Bush Lane, Hampton, TW12 2QY,

### Proposal:

Loft conversion involving the erection of a rear dormer, and installation of front roof lights

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 Evans  
49, Holly Bush Lane  
Hampton  
TW12 2QY

### AGENT NAME

Mrs K Cowan  
6 The Broadway  
Wembley  
MIDDLESEX  
HA9 8JT  
United Kingdom

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

### Consultations:

**Internal/External:**  
Consultee

**Expiry Date**

### Neighbours:

60 Holly Bush Lane, Hampton, TW12 2QX, - 03.07.2020  
62 Holly Bush Lane, Hampton, TW12 2QX, - 03.07.2020  
64 Holly Bush Lane, Hampton, TW12 2QX, - 03.07.2020  
47 Cleves Way, Hampton, TW12 2PL, - 03.07.2020  
49 Cleves Way, Hampton, TW12 2PL, - 03.07.2020  
45 Cleves Way, Hampton, TW12 2PL, - 03.07.2020  
47 Holly Bush Lane, Hampton, TW12 2QY, - 03.07.2020  
51 Holly Bush Lane, Hampton, TW12 2QY, - 03.07.2020

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

#### Development Management

Status: GTD

Date: 27/02/1989

Application: 89/0033/FUL

Two Storey Side Extension And Single Storey Rear Extension

#### Development Management

Status: REF

Date: 18/07/1991

Application: 91/1102/FUL

Erection Of Rear Conservatory.

#### Development Management

Status: GTD

Date: 29/08/1991

Application: 91/1394/FUL

Rear Conservatory Extension.

Development Management

Status: GTD

Date:02/05/1973

Application:73/0309

Demolition of existing garage and erection of porch and two-storey side extension to provide garage and kitchen at ground floor with bedroom and bathroom over.

---

Development Management

Status: PCO

Date:

Application:20/1804/HOT

Loft conversion involving the erection of a rear dormer, and installation of front roof lights

---

Building Control

Deposit Date: 24.08.2011      1 Door

Reference: 11/FEN02377/FENSA

---

Building Control

Deposit Date: 30.03.2015      Install replacement windows in a dwelling Install replacement door in a dwelling

Reference: 15/FEN00632/FENSA

---

Building Control

Deposit Date: 21.02.2019      Install a gas-fired boiler

Reference: 19/FEN01040/GASAFE

---

<b>Proposal</b>	Roof extension and 3 roof lights to the front roof slope.
<b>Site description / key designations</b>	<p>The application site is that of No. 49 Holly Bush Lane, the site is occupied by a two-storey semi-detached dwellinghouse.</p> <p>The application site is not located in a conservation area and within an area at risk of flooding.</p>
<b>Planning History</b>	<ul style="list-style-type: none"> <li>• 89/0033/FUL - Two Storey Side Extension And Single Storey Rear Extension - Granted 27/02/1989;</li> <li>• 91/1102/FUL - Erection Of Rear Conservatory - Refused 18/07/1991;</li> <li>• 91/1394/FUL - Rear Conservatory Extension - Granted 29/08/1991; and</li> <li>• 73/0309 - Demolition of existing garage and erection of porch and two-storey side extension to provide garage and kitchen at ground floor with bedroom and bathroom over - Granted 02/05/1973.</li> </ul>
<b>Policies</b>	<p>The proposal has been considered having regard to the policies within the Council's Local Plan, in particular:</p> <p><b>Local Plan (2018):</b></p> <ul style="list-style-type: none"> <li>• LP 1 Local Character and Design Quality</li> <li>• LP 8 Amenity and Living Conditions</li> </ul> <p><b>Supplementary Planning Documents / Guidance:</b></p> <ul style="list-style-type: none"> <li>• House Extensions and External Alterations SPD (2015)</li> <li>• Hampton Village Planning Guidance SPD (2017)</li> </ul>
<b>Material representations</b>	No objections from the neighbouring properties have been received during the statutory consultation period.
<b>Amendments</b>	Amendments have not been requested.
<b>Professional comments</b>	<p>The proposal has been assessed in relation to the following issues:</p> <ul style="list-style-type: none"> <li>• Design and Visual Amenity</li> <li>• Neighbour Amenity</li> </ul> <p><b>Design and Visual Amenity</b></p> <p>Policy LP 1 'Local Character and Design Quality' requires that all development to be of high architectural quality demonstrating a thorough understanding of the site and how it relates to its existing context, including character and appearance, and take opportunities to improve the quality and character of buildings, spaces and the local character. Development must respect, contribute to and enhance the local environment and character.</p> <p>The Councils SPD (2015) relating to House Extensions and External Alterations encourages the retention of the original form of the host property and any alterations should enhance the quality of the building. The original appearance should always be the reference point when considering any changes.</p> <p>The SPD (2015) underlines that an extension that results in the conversion of an existing hip roof into a gabled roof is not desirable and will not be encouraged. This is especially so when the roof-scape</p>

	<p>and space between the buildings are important features of the character of that part of the street; and there is symmetry with the adjoining semi-detached property or within the terrace in which the building is located.</p> <p>The SPD (2015) also underlines that a significant area of the existing roof should be left beneath a new dormer and on either side of the dormer, thus setting the extension well in from either side of the roof. The dormer should not project above the ridge line. Hipped or gabled dormers are often preferable to those with flat roofs. Dormer windows should be smaller than that of the windows of the floor below.</p> <p>The SPD (2015) states that it is preferable that roof lights are flush with the existing roof (conservation type) and that they are carefully placed to line up with the windows on the floor below.</p> <p>The proposed roof extension would be visible from the street and would change the architectural character and appearance of the host dwelling and the street scene.</p> <p>The roof extension by a reason of its scale, design, height, siting, bulk and form, would represent an unsympathetic, dominant, visually obtrusive and incongruous form of development that would lack subservience and would harm the character, appearance and setting of the host property and the area in general.</p> <p>The proposed roof lights appear to be flush with the existing roof (conservation type), however, they would not be carefully placed to line up with the windows on the floor below. It is noted that surrounding properties present roof lights to the front roof slopes and they could be installed under Permitted Development Rights. Therefore, this element of the proposal is considered acceptable.</p> <p>Notwithstanding that, the proposed roof extension is contrary to the aims and objectives of the NPPF and Local Plan (2018), particularly its Policy LP 1, and the House Extensions and External Alterations SPD (2015).</p> <p><b>Neighbour Amenity</b></p> <p>Policy LP 8 requires all development to “<i>protect the amenity and living conditions for the occupants of new, existing, adjoining and neighbouring properties</i>”. The policy also seeks to “<i>ensure that proposals are not visually intrusive or have an overbearing impact as a result of their height, massing or siting, including through creating a sense of enclosure</i>”.</p> <p>The House Extensions and External Alterations SPD (2015) advises that extensions that create “<i>an unacceptable sense of enclosure or appear overbearing when seen from neighbouring gardens or rooms will not be permitted</i>”.</p> <p>The properties likely to be affected by the proposal are Nos. 47 and 51 Holly Bush Lane.</p>
--	---

	<p>The proposal would not significantly affect the amenity of these neighbouring properties.</p> <p>As such, the scheme would meet the aims and objectives of Policy LP 8 of the Local Plan (2018) and the SPD (2015) on House Extensions and External Alterations.</p>
<b>Recommendation</b>	<p>It is recommended that the application reference 20/1804/HOT be refused.</p>

**Recommendation:**

The determination of this application falls within the scope of Officer delegated powers - **YES**

**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): GAP

Dated: 19/08/2020

**I agree the recommendation: CTA**

Team Leader/Head of Development Management/Principal Planner

Dated: .....19.08.2020.....

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

Head of Development Management: .....

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

**SUMMARY OF CONDITIONS AND INFORMATIVES**

---

**CONDITIONS**

---

---

**INFORMATIVES**

---