

## Application reference: 20/2803/FUL HAM, PETERSHAM, RICHMOND RIVERSIDE WARD

Date application received	Date made valid	Target report date	8 Week date
07.10.2020	08.10.2020	03.12.2020	03.12.2020

**Site:**

2 Argyll House, Ham Street, Ham, Richmond

**Proposal:**

Rear dormer roof extension. 2 x rooflights on front roof slope. 1 x rooflight on side roof slope. 1 x new window on first floor front elevation.

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

**APPLICANT NAME**

Mr Jacek Zajac  
2 Argyll House, Ham Street  
Ham  
TW10 7HD

**AGENT NAME**

Mr Pawel Stasch  
2 Panmuir Road  
London  
SW20 0PZ

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

**Consultations:****Internal/External:****Consultee****Expiry Date****Neighbours:**

15 The Orangery, Ham, Richmond, TW10 7HJ, - 08.10.2020  
16 The Orangery, Ham, Richmond, TW10 7HJ, - 08.10.2020  
4 Argyll House, Ham Street, Ham, Richmond, TW10 7HD, - 08.10.2020  
14 Sutherland House, Ham Street, Ham, Richmond, TW10 7HE, - 08.10.2020  
12 Sutherland House, Ham Street, Ham, Richmond, TW10 7HE, - 08.10.2020  
61 Murray Road, Ham, Richmond, TW10 7QF, - 08.10.2020  
13 Sutherland House, Ham Street, Ham, Richmond, TW10 7HE, - 08.10.2020  
11 Sutherland House, Ham Street, Ham, Richmond, TW10 7HE, - 08.10.2020  
10 Sutherland House, Ham Street, Ham, Richmond, TW10 7HE, - 08.10.2020  
9 Sutherland House, Ham Street, Ham, Richmond, TW10 7HE, - 08.10.2020  
8 Sutherland House, Ham Street, Ham, Richmond, TW10 7HE, - 08.10.2020  
7 Sutherland House, Ham Street, Ham, Richmond, TW10 7HE, - 08.10.2020  
6 Sutherland House, Ham Street, Ham, Richmond, TW10 7HE, - 08.10.2020  
5 Sutherland House, Ham Street, Ham, Richmond, TW10 7HE, - 08.10.2020  
4 Sutherland House, Ham Street, Ham, Richmond, TW10 7HE, - 08.10.2020  
3 Sutherland House, Ham Street, Ham, Richmond, TW10 7HE, - 08.10.2020  
2 Sutherland House, Ham Street, Ham, Richmond, TW10 7HE, - 08.10.2020  
1 Sutherland House, Ham Street, Ham, Richmond, TW10 7HE, - 08.10.2020  
3 Argyll House, Ham Street, Ham, Richmond, TW10 7HD, - 08.10.2020  
1 Argyll House, Ham Street, Ham, Richmond, TW10 7HD, - 08.10.2020  
63 Murray Road, Ham, Richmond, TW10 7QF, - 08.10.2020

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

Status: REF

Application: 20/0454/FUL

Date:16/04/2020 Rear dormer roof extension and 3 rooflights on front and side roof slopes.

---

Development Management

Status: PDE

Application:20/2803/FUL

Date:

Rear dormer roof extension. 2 x rooflights on front roof slope. 1 x rooflight on side roof slope. 1 x new window on first floor front elevation.

---

Appeal

Validation Date: 19.10.2020

Rear dormer roof extension and 3 rooflights on front and side roof slopes.

Reference: 20/0214/AP/REF

**Appeal In Progress**

---

Building Control

Deposit Date: 21.09.2006

Installed a Gas Boiler

Reference: 07/98942/CORGI

---

Application reference: 20/2803/FUL

Site Address: 2 Argyll House, Ham Street, Ham TW10 7HD

<b>Proposal</b>	Rear dormer roof extension. 2 x rooflights on front roof slope. 1 x rooflight on side roof slope. 1 x new window on first floor front elevation.
<b>Site description / key designations</b>	<p>The subject site consists of a two-storey semi-detached building on the western side of Ham Street, known as 'Argyll House'. The subject site provides for two flats, this application relates to the first floor flat.</p> <p>Relevant planning designations:</p> <ul style="list-style-type: none"> <li>• Archaeological Priority – English Heritage</li> <li>• Neighbourhood Plan Area – Ham and Petersham Neighbourhood Plan.</li> </ul> <p>The site is also subject to the borough-wide Article 4 Directive restricting basement developments.</p>
<b>Planning history</b>	<b>20/0454/FUL</b> - Rear dormer roof extension and 3 rooflights on front and side roof slopes. <b>Refused (currently being appealed).</b>
<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:</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>Ham and Petersham Neighbourhood Plan</b></p> <ul style="list-style-type: none"> <li>• Policy C2 - Character and Context Appraisals</li> </ul> <p><b>Supplementary Planning Documents / Guidance:</b></p> <ul style="list-style-type: none"> <li>• House extensions and external alterations</li> <li>• Ham and Petersham Neighbourhood Plan</li> </ul>
<b>Material representations</b>	None.
<b>Amendments</b>	None.
<b>Professional comments</b>	<p>The proposal will be assessed in relation to the following issues:</p> <ul style="list-style-type: none"> <li>• Design/visual amenity</li> <li>• Neighbour amenity</li> </ul> <p>It is also necessary to assess whether the previous reasons for refusal has been addressed.</p> <p><b>Design/Visual Amenity</b>  <i>Policy LP1 of the Local Plan seeks to maintain and, where possible, enhance the high architectural and urban design quality which contributes to the character and heritage of the area.</i></p> <p><i>The SPD on House Extensions and External Alterations provides the following requirements for rear dormer/ roof extension:</i></p> <ul style="list-style-type: none"> <li>• <i>Hip to gable extension are not desirable.</i></li> <li>• <i>Avoid roof extensions in the front of the house.</i></li> <li>• <i>Keep roof extensions 'in-scale' with the existing structure.</i></li> <li>• <i>Dormer windows and other roof extensions must not project above the ridgeline.</i></li> <li>• <i>Roof extensions should not dominate the original roof</i></li> <li>• <i>Dormer windows should be smaller than that of the windows below.</i></li> <li>• <i>Keep existing profiles- dormers should not wrap around a hip of a roof.</i></li> <li>• <i>Ensure sensitivity to the existing character.</i></li> <li>• <i>Match/or use complementary materials.</i></li> </ul>

The application proposes the following works:

- Rear dormer extension
- Three rooflights (two on front elevation, and one rooflight on side elevation)
- One new window on first floor front elevation.

It is also noted that the proposed scheme is a resubmission of the previously refused 20/0454/FUL.

The host property forms part of 3 pair of uniform properties fronting Ham Street as illustrated in the photo below:



The proposed rear dormer roof extension will be located at the rear of the property and will be constructed with hanging tiles to match the existing roof. Whilst again there are no objections to the choice of materials, the large dormer is still too large for the siting and locality. It is noted that box dormers feature in the wider area, however within the immediate character group, this will appear out of place given its size and bulk. Therefore the dormer fails to ensure sensitivity to the existing character and appearance of the host property and the immediate group. The dormer will still dominate almost the entire rear roof slope.

Two windows are proposed on the rear roof extension. These are of an appropriate style similar to that on the original dwellinghouse, however are still too wide. These consequently do not comply with Council's SPD requiring a window hierarchy. The windows on the dormer roof extension would still not be smaller than those featured on the floors below.

Three roof lights are proposed; two on the front roof slope and one on the side roof slope. These are considered to be of an appropriate size and location.

A new window is proposed on the front elevation at first floor level. This is considered to be an appropriate design and location and will be of the same size as those on the existing dwellinghouse.

Although the extension is proposed at the rear of the property, the dormer is still too large for the subject site and surrounding and is therefore not compliant with Council's SPD for roof extensions nor LP1. Furthermore, the revised scheme does not overcome the issues outlined in the previous refusal 20/0454/FUL for this property.

#### **Neighbour Amenity**

*Policy LP8 requires all development to protect the amenity and living conditions for occupants of new, existing, adjoining and neighbouring properties. This includes ensuring adequate light is achieved, preserving privacy and ensuring proposals are not visually intrusive.*

No side windows are proposed on the dormer. All windows are facing the rear of the property therefore given existing level of mutual overlooking there are no anticipated issues with material increase in overlooking or loss of privacy between adjoining properties.

	The rear dormer will not result in loss of sunlight or daylight to the habitable rooms on adjoining properties and complies with LP8.
<b>Recommendation</b>	Refuse.

**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): ...AMU.....

Dated: .....02/12/2020.....

**I agree the recommendation:**

Team Leader/Head of Development Management/Principal Planner

Dated: .....WWC.....2/12/2020.....

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**

---

U0047343	Decision Drawings
U0047344	NPPF REFUSAL - Para. 38-42