

**Application reference: 21/0721/HOT
EAST SHEEN WARD**

Date application received	Date made valid	Target report date	8 Week date
01.03.2021	01.03.2021	26.04.2021	26.04.2021

Site:

4 Wayside, East Sheen, London, SW14 7LN

Proposal:

Single storey rear and side extension

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

APPLICANT NAME

Mr Edward Osmond
4, Wayside
East Sheen
London
SW14 7LN

AGENT NAME

Mr Timothy Brennan
14 Muirdown Avenue
East Sheen
London
sw14 8jx

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

Consultations:

Internal/External:

Consultee

Expiry Date

Neighbours:

5 Wayside, East Sheen, London, SW14 7LN, - 02.03.2021
3 Wayside, East Sheen, London, SW14 7LN, - 02.03.2021
7 Wayside, East Sheen, London, SW14 7LN, - 02.03.2021
24 Christchurch Road, East Sheen, London, SW14 7AA, - 02.03.2021
26 Christchurch Road, East Sheen, London, SW14 7AA, - 02.03.2021
1A Christchurch Road, East Sheen, London, SW14 7AB, - 02.03.2021
6 Wayside, East Sheen, London, SW14 7LN, - 02.03.2021
2 Wayside, East Sheen, London, SW14 7LN, - 02.03.2021

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

Development Management

Status: GTD Application: 02/1305
Date: 28/06/2002 Loft Extension With Dormer.

Development Management

Status: REF Application: 20/2200/HOT
Date: 29/09/2020 Single storey rear and two storey side extension

Development Management

Status: REF Application: 20/3529/HOT
Date: 03/02/2021 A single storey rear and two storey side extension

Development Management

Status: PDE Application: 21/0721/HOT
Date: Single storey rear and side extension

Building Control

Deposit Date: 18.07.2002 Loft conversion
Reference: 02/1356/FP

Building Control

Deposit Date: 20.09.2002 Loft conversion
Reference: 02/1356/1/FP

Building Control

Deposit Date: 21.03.1994 Single storey rear & side extension
Reference: 94/0179/1/FP

Building Control

Deposit Date: 16.12.2017 Install a gas-fired boiler
Reference: 17/FEN03926/GASAFE

Building Control

Deposit Date: 03.11.2020 Single storey rear extension to an existing extension with internal alterations
and associated works

Reference: 20/1457/IN

Application Number	21/0721/HOT
Address	4 Wayside, East Sheen, London SW14 7LN
Proposal	A single storey rear and side extension.
Contact Officer	Alice Murphy
Target Determination Date	26.04.2021

1. INTRODUCTION

This application is of a nature where the Council's Constitution delegates the authority to make the decision to Officers rather than it being determined by the Planning Committee.

Before preparing this summary report the planning officer has considered any relevant previous planning applications in relation to the development and considered any comments made by those interested in the application such as consultees with specialist knowledge and nearby residents.

By indicating that the development proposal complies with relevant Local Plan Policies, the planning officer is taking into account the information submitted with the application, any previous relevant applications, any comments received in connection with the application and any other case specific considerations which are material to the decision.

2. DESCRIPTION OF THE SITE AND ITS SURROUNDINGS

The subject site consists of a two-storey semi-detached dwellinghouse on the western side of Wayside, East Sheen.

The application site is situated within Character Area 12 of the East Sheen Village and is subject to the following designations:

- Building of Townscape Merit (Victorian Wall At 1A Christchurch Road)
- Critical Drainage Area - Environment Agency
- Main Centre Buffer Zone – East Sheen Town Centre
- Protected View (indicative zone) – View 7 Richmond Park towards St Pauls Cathedral
- Article 4 Direction – restricting basement development.

3. DESCRIPTION OF THE PROPOSAL AND ANY RELEVANT PLANNING HISTORY

The application seeks the construction of a single storey rear and side extension.

The comprehensive list of planning history can be found above however the most relevant planning history is as follows:

- **02/1305** – loft extension with dormer. **Granted.**
- **20/2200/HOT** – single storey rear and two storey side extension. **Refused.**
- **20/3529/HOT** - A single storey rear and two storey side extension. **Refused.**

4. CONSULTATIONS CARRIED OUT

The list of neighbours notified of this application are listed above.

No letters of representation were received.

5. MAIN POLICIES RELEVANT TO THE DECISION

NPPF (2019)

The key chapters applying to the site are:

- 4. Decision-making
- 12. Achieving well-designed places

These policies can be found at:

https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/810197/NPPF_Feb_2019_revised.pdf

London Plan (2021)

The main policies applying to the site are:

Policy D4 Delivering Good design
Policy D12 Fire Safety
Policy HC1 Heritage conservation and growth
Policy HC3 Strategic and local views

These policies can be found at: https://www.london.gov.uk/sites/default/files/the_london_plan_2021.pdf

Richmond Local Plan (2018)

The main planning considerations applying to the site and the associated Local Plan policies are:

Issue	Local Plan Policy	Compliance	
Local Character and Design Quality	LP1	Yes	No
Impact on Non-Designated Heritage Assets	LP4	Yes	No
Impact on Views and Vistas	LP5	Yes	No
Impact on Amenity and Living Conditions	LP8	Yes	No

These policies can be found at
https://www.richmond.gov.uk/media/15935/adopted_local_plan_interim.pdf

Supplementary Planning Documents

House Extension and External Alterations
Buildings of Townscape Merit
East Sheen Village Planning Guidance.

These policies can be found at:
https://www.richmond.gov.uk/services/planning/planning_policy/local_plan/supplementary_planning_documents_and_guidance

Other Local Strategies or Publications

Other strategies or publications material to the proposal are:
Article 4 Direction – restricting basement development.

6. EXPLANATION OF OFFICER RECOMMENDATION

The key issues for consideration are:

- i Design and impact on heritage assets
- ii Impact on Neighbour Amenity
- iii Views and vistas
- iv Fire Safety

Issue i - Design and impact on heritage assets

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.

Policy LP 4 states that development shall preserve the significance, character and setting of non-designated heritage assets.

The SPD on House Extensions and External Alterations notes that the overall size, shape and position of side extensions should not dominate the existing house or its neighbours:

- *Side extensions should harmonise with the original appearance and should appear subordinate to the original dwellinghouse.*
- *Two storey side extension should be set back 1m from adjoining neighbour boundaries to avoid infilling gaps and creating a terrace effect.*
- *Side/front extensions should be set back 1m from the primary elevation.*
- *Two storey side extensions should not exceed half the width of the existing dwellinghouse.*
- *Avoid side extension that project beyond the existing side elevation.*

Firstly, it is noted that the subject site has a Building of Townscape Merit designation. This designation relates to the Victorian wall situated at the rear of the site at no.4 on the boundary with 1A Christchurch Road. The listing does not apply to the dwellinghouse and the extension will therefore not impact the locally listed heritage asset. The scheme can be considered compliant with LP4.

The applicant proposes a replacement single storey side and rear extension. The side extension will be set back 1m from the front elevation of the dwellinghouse, therefore appearing visually subordinate in scale.

At the rear of the house, a ground floor extension is proposed. This will have a total depth of 3.9m from the original rear building line and will replace the existing rear extension in this location. The proposed depth is the same as both adjoining property extensions.

The extension will be constructed with materials to match existing, including new fenestration. This is considered to provide an acceptable palette of material.

The overall scale is acceptable and is not considered to negatively impact the original dwellinghouse and there are many examples or similar rear extensions in the immediate vicinity. The extension is located at the rear of the property and therefore is not visible from the street and does not impact streetscape character.

Three rooflights are proposed on the flat roof of the rear extension. These are of appropriate size and location.

Overall the single storey side and rear extensions are considered consistent with LP1.

Issue ii- Impact on 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.

With regards to rear extensions the House Extensions and External Alterations SPD states;

- *Extensions that create an unacceptable sense of enclosure or appear overbearing when seen from neighbouring gardens or rooms will not be permitted.*
- *A new extension should not result in any substantial loss of privacy to adjoining dwellings and gardens to prevent overlooking.*
- *Residential developments should create good living conditions and should not cause any significant loss of daylight or sunlight to habitable rooms or gardens in neighbouring properties.*

The proposed replacement side extension will be sited on the northern boundary, shared with no.2 Wayside. There are no windows on this elevation of the neighbouring property therefore no impacts are anticipated. No side facing windows are proposed on the extension. The proposed rear extension does not extend beyond the existing rear extension on the site and therefore the impact on no.2 remains no greater than that existing and remains compliant with the 45-degree test.

The rear extension will project 3.4m beyond the rear building line of the original dwelling house on the boundary with semi-detached pair no.6. No.6 already benefits from a large rear extension to a similar depth therefore in accordance with Council's SPD the projection is acceptable and no impact is anticipated on the amenity of adjoining occupants.

The proposed rooflights are above head height and therefore do not cause any issues of overlooking or loss of privacy for neighbouring occupant.

As such, having regard to its siting and scale, the proposed extension will not result in a sense of enclosure and overbearing for neighbouring occupants and no objections have been received in this regard. Overall, the scheme proposed complies with LP 8.

Issue iii – Views and vistas

Policy LP5 of the Local Plan requires Council to protect the quality of the views, vistas, gaps and the skyline, all of which contribute significantly to the character, distinctiveness and quality of the local and wider area.

The proposed extensions will not increase the overall height of the dwellinghouse. Therefore, the protected view in which the property is located will not be impacted. The scheme is consistent with LP5.

Issue iv – Fire Safety

London Plan policy D12 requires the submission of a Fire Safety Statement on all planning applications. The Fire Safety Statement should be presented as a standalone document with a clear structure that addresses the criteria set out in London Plan Policy D12 part A. The submitted drawings should address the Officer Planning Report – Application 21/0721/HOT Page 5 of 8

requirements set out at paragraphs 3.12.3 and 3.12.4 of the London Plan. Where the applicant considers parts of or the whole policy do not apply, this should be justified in a Reasonable Exception Statement (RES). A Fire Safety Strategy and accompanied drawing has been received by Council on 19th April 2021 following the Officers request. A condition will be included to ensure this is adhered to on an ongoing basis. Overall the scheme can therefore be considered consistent with this Policy D12 of the London Plan.

7. LOCAL FINANCE CONSIDERATIONS AND OTHER MATTERS

Section 70(2) of the Town and Country Planning Act 1990 (as amended) provides that a local planning authority must have regard to a local finance consideration as far as it is material. The weight to be attached to a local finance consideration remains a matter for the decision maker. The Mayor of London's CIL and Richmond CIL are therefore material considerations.

On initial assessment this development is not considered liable for the Mayoral or Richmond CIL however this is subject to confirmation by the CIL Administration Team.

8. RECOMMENDATION

This recommendation is made following careful consideration of all the issues raised through the application process.

Paragraph 11 of the Framework explains how the presumption in favour of sustainable development applies. For the reasons set out above, this application falls to be determined in accordance with the test under section 38(6) of the 2004 Act, the proposal is in general conformity with the Development Plan overall and there are no material considerations of sufficient weight to justify refusal.

Grant planning permission with conditions

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

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:19/04/2021.....

I agree the recommendation:

~~Team Leader/Head of Development Management/Principal Planner~~

Dated:WWC.....19/4/21.....

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:

REASONS:
CONDITIONS:
INFORMATIVES:
UDP POLICIES:
OTHER POLICIES:

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

U0050639	NPPF APPROVAL - Para. 38-42
U0050640	Composite Informative