

Application reference: 21/0801/HOT SOUTH RICHMOND WARD

Date application received	Date made valid	Target report date	8 Week date
04.03.2021	04.03.2021	29.04.2021	29.04.2021

Site:

16 Alton Road, Richmond, TW9 1UJ,

Proposal:

Rear dormer roof extension and roof light to front roof slope.

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

APPLICANT NAME

Mr and Mrs Saunders
16, Alton Road
Richmond
TW9 1UJ

AGENT NAME

Mr James Aldridge
Second Floor Marcar House
13 Parkshot
Richmond
TW9 2RG

DC Site Notice: printed on 04.03.2021 and posted on 12.03.2021 and due to expire on 02.04.2021

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

16 Sheen Park, Richmond, TW9 1UW, - 04.03.2021
14 Sheen Park, Richmond, TW9 1UW, - 04.03.2021
17 Dunstable Road, Richmond, TW9 1UH, - 04.03.2021
18 Dunstable Road, Richmond, TW9 1UH, - 04.03.2021
16 Dunstable Road, Richmond, TW9 1UH, - 04.03.2021
17 Alton Road, Richmond, TW9 1UJ, - 04.03.2021
15 Alton Road, Richmond, TW9 1UJ, - 04.03.2021

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

Status: REF Application: 20/3310/HOT
Date: 19/01/2021 Rear dormer roof extension and 1 x replacement rooflight to front roof slope

Development Management

Status: PDE Application: 21/0801/HOT
Date: Rear dormer roof extension and roof light to front roof slope.

Building Control

Deposit Date: 20.06.2008 BRECECA: Main/ supplementary equipotential bonding Dwelling house New consumer unit Dwelling house

Reference: 08/BRE00094/BRECECA

Building Control

Deposit Date: 07.07.2012 Circuit alteration or addition in kitchen/ special location One or more new circuits

Reference: 12/NIC01546/NICEIC

Building Control

Deposit Date: 22.02.2020 Install a gas-fired boiler

Reference: 20/FEN01401/GASAFE

Building Control

Deposit Date: 18.12.2020 Install replacement window(s) in a dwelling None of work subject to a Green Deal Plan

Reference: 21/1ER00001/CERTAS

Application Number	21/0801/HOT
Address	16 Alton Road, Richmond, TW9 1UJ
Proposal	Rear dormer roof extension and roof light to front roof slope.
Contact Officer	Alice Murphy
Target Determination Date	29/04/2021

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, mid-terrace dwellinghouse on the western side of Alton Road.

The application site is situated within Character Area 16 of the Richmond and Richmond Hill Village Planning Guidance and is designated as:

- Article 4 Direction – restricting basement development
- Conservation Area – CA31 Sheen Road Richmond
- Critical Drainage Area – Environment Agency
- Main centre buffer zone – Richmond Town Centre
- Throughflow Catchment Area – Throughflow and Groundwater Policy Zone

3. DESCRIPTION OF THE PROPOSAL AND ANY RELEVANT PLANNING HISTORY

The application seeks construct a new rear dormer roof extension. One new rooflight is proposed on the front elevation.

Relevant planning history for the site include:

- **20/3310/HOT** – Rear dormer roof extension and 1 x replacement rooflight to front roof slope. **Refused.** Reason for refusal – Design - *The proposed rear roof dormer, by reason of its combined massing and proposed materials including metal cladding and large dark framed fenestration, would result in a visually intrusive and unsympathetic form of development which will negatively impact the host property and visual continuity of the roofscape along the row, and thus fail to preserve or enhance the setting, character and appearance of the conservation area. As such the proposal fails to comply with, in particular, with policies LP1 and LP3 of the Local Plan (2018) and Supplementary Planning Document: 'House Extensions and External Alterations' for roof extensions.*

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
- 16. Conserving and enhancing the historic environment

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 D3 Delivering good design
 Policy D12 Fire Safety
 Policy HC3 Heritage conservation and growth

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 Designated Heritage Assets	LP3	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
 Conservations Areas
 Richmond and Richmond Hill 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:

Sheen Road (CA31) Conservation Area Statement
 Article 4 Direction – restricting basement development

Determining applications in a Conservation Area

In considering whether to grant planning permission with respect to any buildings or other land in a conservation area, Section 72 of the Planning (Listed buildings and Conservation Areas) Act 1990 requires that special attention shall be paid to the desirability of preserving or enhancing the character or appearance of the Conservation Area. In this context, "preserving", means doing no harm.

To give effect to that duty, decisions of the court have confirmed that for development proposed to be carried out in a conservation area, a decision-maker should accord "considerable importance and weight" to the desirability of preserving or enhancing the character or appearance of the conservation area, when weighing this factor in the balance with other material considerations which have not been given this special statutory status. This creates a strong presumption against granting planning permission where harm to the character or appearance of a conservation area is identified. The presumption can be rebutted by material considerations powerful enough to do so.

In applications where the decision-maker is satisfied that there will be no harm to the character or appearance of a conservation area, the statutory presumption against granting planning permission described above falls away. In such cases the development should be permitted or refused in accordance with the policies of the development plan and other material considerations.

6. EXPLANATION OF OFFICER RECOMMENDATION

The key issues for consideration are:

- i Design and Impact on Heritage Assets
- ii Impact on Neighbour Amenity
- iii Fire Safety

Issue i - Design and Impact on heritage assets

Paragraph 193 of the NPPF states 'When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.'

Paragraph 196 of the NPPF states 'Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal'.

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 LP3 of the Local Plan 2018 covers Designated Heritage Asset and states that proposals should conserve and take opportunity to make positive contribution to the historic environment such as retaining and preserving the original structure, layout, architectural features and materials or reinstatement of heritage assets. Appropriate materials and techniques should be used. There is a requirement to seek to avoid harm or justify for loss and demolition will be resisted. The significance of the asset is taken into consideration when assessing works proposed to a designated heritage asset.

The SPD on House Extensions and External Alterations notes the following in regard to roof extensions and dormers, the SPD states:

- *Hip to gable extensions should not be encouraged, especially when roof style or spaces between buildings are an important feature of the character of the street.*
- *Avoid extensions at the front of the house.*
- *Roof extension should be 'in-scale' with the existing structure.*
- *Dormers must not project above the ridge line.*
- *Dormers should keep existing profiles and should not wrap around two roof profiles.*
- *The excessive use of rooflights can appear visually disruptive.*

The application proposes to construct a dormer on the rear roof slope. This will measure approximately 2.7m in width, approximately 3.2m deep and 1.75m high. The dormer is proposed to be constructed with hanging roof tiles to match the existing roof. Two windows are proposed, these will be white painted timber sash windows. These are considered to be consistent with Council's SPD requiring dormer windows to be of an appropriate character and no larger than those on the floors below.

In terms of massing, the dormer has a maximum width of 2.7m. When considering the surrounding planning history, the most recently approved dormers are approximately 2.6m in width, and this massing avoids a visually dominant appearance on the rear roof slope (for examples 20/1559/HOT and 17/2076/HOT). Therefore the proposed is considered to be of an appropriate size and scale for the surrounding area.

The proposed roof light on the front elevation is considered to be of an appropriate size and location. A condition will be included to ensure that this is conservation style, being flush to the roof and therefore mitigating any visual disruption of the roof scape.

In view of the above, the proposal is considered consistent with the aims and objections of policies LP1 and LP3 of the Local Plan or the House Extensions and External Alterations SPD. The previous reasons for refusal have been overcome.

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.

The proposed roof light is above head height and therefore does not afford loss of privacy for adjoining properties.

The proposed dormer will have rear facing fenestration; therefore no loss of privacy or overlooking is anticipated. The dormer will contribute to the existing mutual overlooking of the terraced row. The dormer is also setback from the eaves, therefore limiting direct views into adjoining properties.

As such, having regard to its siting, design, scale and materiality, it is not considered that the proposed extensions and alterations would have a significant impact on the amenities of the neighbouring properties and no objections are raised in this regard.

The proposal will comply with LP8.

Issue iii – Fire Safety

London Plan policy D12 requires the submission of a Fire Safety Statement on all planning applications.

A Fire Safety Strategy was received by Council on 22nd April 2021 following the Officers request. A condition will be included to ensure this is adhered to on an ongoing basis. The materials proposed are to match existing and will need to be Building Regulations compliant. The applicant is advised that alterations to existing buildings should comply with the Building Regulations. This permission is NOT a consent under the Building Regulations for which a separate application should be made. 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.

In making this recommendation consideration has been had to the statutory duties imposed by the Planning (Listed Buildings and Conservation Areas) Act 1990 and the requirements set out in Chapter 16 of the NPPF.

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

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 YES NO
(which are not on the file)

This application has representations on file YES NO

Case Officer (Initials): ...AMU.....

Dated:22/04/2021.....

I agree the recommendation:

Principal Planner

Dated:WWC.....23/4/21.....

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

U0050759	NPPF APPROVAL - Para. 38-42
U0050760	Composite Informative