

Application reference: 21/0528/HOT BARNES WARD

Date application received	Date made valid	Target report date	8 Week date
16.02.2021	04.03.2021	29.04.2021	29.04.2021

Site:

14 Everdon Road, Barnes, London, SW13 9AH

Proposal:

Addition of windows to side elevation and relocation of door on ground floor side elevation.

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

APPLICANT NAME

Mr David Barnes
14 Everdon Road
Barnes
London
SW13 9AH

AGENT NAME

Mrs Natalie Buckle
36 Pine Wood
Sunbury-on-Thames
TW16 6SG

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

Consultations:

Internal/External:

Consultee

Expiry Date

Neighbours:

9 Everdon Road, Barnes, London, SW13 9AH, - 04.03.2021
7 Everdon Road, Barnes, London, SW13 9AH, - 04.03.2021
16 Everdon Road, Barnes, London, SW13 9AH, - 04.03.2021
12 Everdon Road, Barnes, London, SW13 9AH, - 04.03.2021
Premises To Rear Of Castelnau Youth Club, Stillingfleet Road, Barnes SW13 - 04.03.2021
Office At Castelnau Youth Club, Stillingfleet Road, Barnes, London, SW13 9AE, - 04.03.2021
Castelnau Youth Club, Stillingfleet Road, Barnes, London, SW13 9AE, - 04.03.2021
Sunshine Nursery At Castelnau Youth Club, Stillingfleet Road, Barnes, London, SW13 9AE, - 04.03.2021
North Barnes Citizens Advice Bureau, Stillingfleet Road, Barnes, London, SW13 9AQ, - 04.03.2021

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

Development Management

Status: REF Application: 01/2606
Date: 13/11/2001 Partial Demolition, Reconstruction And Extension Of Single Family Dwelling House.

Development Management

Status: GTD Application: 10/1739/PS192
Date: 12/08/2010 Proposed single storey rear extension.

Development Management

Status: GTD Application: 10/1740/PS192
Date: 12/08/2010 Detached store outbuilding

Development Management

Status: GTD Application: 20/3366/PS192
Date: 18/01/2021 Hip to gable and rear dormer roof extensions and extension to existing summer house.

Development Management

Status: PDE

Application:21/0528/HOT

Date:

Addition of windows to side elevation and relocation of door on ground floor side elevation.

Building Control

Deposit Date: 09.08.2002

PRC reinstatement.

Reference: 02/1514/BN

Building Control

Deposit Date: 21.04.2008

Installed a Gas Boiler

Reference: 08/COR01063/CORGI

Building Control

Deposit Date: 18.06.2010

Single storey rear extension and internal alterations to form through reception room and first floor bathroom

Reference: 10/1138/FP

Building Control

Deposit Date: 11.03.2021

Hip to gable loft conversion with rear dormer to form bedroom with ensuite, internal alterations/ refurbishment to first floor to relocate bathroom and remove entry hallway on the ground floor, including chimney breast removal, new controlled services and fittings, staircase alterations and all associated work

Reference: 21/0418/IN

Application Number	21/0528/HOT
Address	14 Everdon Road, Barnes, London, SW13 9AH
Proposal	Addition of windows to side elevation and relocation of door on ground floor side elevation.
Contact Officer	Kerry McLaughlin
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 proposal property is a two-storey, end of terrace dwelling, located on the eastern side of Everdon Road.

The application site is subject to the following planning constraints:

Area Benefiting Flood Defence - Environment Agency.	Areas Benefiting from Defences
Article 4 Direction Basements	Article 4 Direction - Basements / Ref: ART4/BASEMENTS / Effective from: 18/04/2018
Floodzone 2	Tidal Models
Floodzone 3	Tidal Models
SFRA Zone 3a High Probability	Flood Zone 3
Strategic Flood Risk Assessment Zone 2 Medium Probability	
Surface Water Flooding (Area Less Susceptible to) - Environment Agency	
Take Away Management Zone	Take Away Management Zone
Village	Barnes Village

Village Character Area	West of Boileau Road/Lowther Estate - Character Area 1 Barnes Village Planning Guidance Page 17 CHARAREA04/01/01
Ward	Barnes Ward

3. RELEVANT PLANNING HISTORY

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

There is no relevant planning history associated with the site.

4. CONSULTATIONS CARRIED OUT

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

No letters of representation were received.

5. AMENDMENTS

None.

6. 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 S112 - Flood Risk Management
- Policy S113 - Sustainable Drainage

These policies can be found at: <https://www.london.gov.uk/what-we-do/planning/london-plan/new-london-plan/london-plan-2021>

Richmond Local Plan (2018)

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

Issue	Local Plan Policy	Compliance	
Impact on Local Character and Design Quality	LP1	Yes	No
Impact on Amenity and Living Conditions	LP8	Yes	No
Impact on Flood Risk and Sustainable Drainage	LP21	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
- Barnes Village Plan

These policies can be found at:

https://www.richmond.gov.uk/services/planning/planning_policy/local_plan/supplementary_planning_documents_and_guidance

7. EXPLANATION OF OFFICER RECOMMENDATION

The key issues for consideration are:

- i Design/Visual Amenity
- ii Neighbour Amenity
- iii Flood Risk

Issue i - Design/Visual Amenity

Policy LP1 of the Local Plan 2018 seeks to maintain and, where possible, enhance the high architectural and urban design quality which contributes to the character and heritage of the area. Proposals should demonstrate an understanding of the site and its context when considering the design including layout, siting and access and the compatibility of the works to the neighbouring uses.

The SPD on House Extensions and External Alterations notes that the doors and windows are an integral part of the house which should be in keeping with its overall style, age and character. Windows are an important feature and an inappropriate choice can spoil an otherwise satisfactory design. The SPD states the following about doors and windows:

- *Full-length glass doors should be avoided.*
- *Windows should maintain existing detail and style with the main windows in the house.*
- *Avoid mixing window styles.*

It is proposed to relocate 1x door at ground level, 1x window at first-floor level and insert 2x new windows on the first and roof levels on the northern side elevation. The new windows will be UPVC framed units to match that of the existing.

The works retain the existing design of the building, the new windows are in keeping with the proportions and style to that of the existing units. The design and positioning of the proposal reflects the character of the original building and given the minor nature of the works it is not considered the alterations will impact on the wider locality.

The proposed scheme is considered acceptable in terms of design/visual amenity. The proposal is not considered to detrimentally impact the character of the wider area or host building and therefore is in line with the aims and objectives of policy LP1 of the Local Plan (2018) and relevant Supplementary Planning Documents/Guidance.

Issue ii - Neighbour Amenity

Policy LP8 states that development must protect the amenity and living conditions of existing, adjoining and neighbouring occupants. Design must allow for good daylight standards, avoid overlooking or noise disturbance, avoid visual intrusion, overbearing impacts or harm to the reasonable enjoyment of the uses of buildings and gardens. Harm may arise from various impacts such as noise, air pollution, odours or vibration.

The new side facing windows will be conditioned to be obscure glazed and non-openable below 1.7m of the relevant floor level. Thus, the proposal will not result in an increase in overlooking or raise any issues with regard to privacy on any neighbouring properties.

The property would remain solely in residential use as a result of the proposal. An undue increase in noise or pollution would not occur as a result of the proposal.

The proposed scheme is considered acceptable in terms of neighbour amenity. The proposal is not considered to detrimentally impact the amenities of any neighbouring occupiers and therefore, is in line with policy LP8 of the Local Plan (2018) and relevant Supplementary Planning Documents/Guidance.

Issue iii - Flood Risk

Policy LP 21 of the Local Plan states 'All developments should avoid or minimise, contributing to all sources of flooding, including fluvial, tidal, surface water, groundwater and flooding from sewers, taking account of climate change and without increasing flood risk elsewhere.

This application relates to fenestration alterations only, the proposal does not seek to alter the footprint of the existing dwelling in any way. Therefore, no increase in flood risk is anticipated and the proposal is consistent with LP21.

Other Matters

Fire Safety

The applicant has submitted a fire safety plan as required under Policy D12 Of the London Plan (2021).

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.

8. 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.

9. RECOMMENDATION

The proposal is consistent with the objectives of the above policies and guidance, and therefore it is recommended the scheme is approved without delay.

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): KM

Dated: 27.04.2021

I agree the recommendation:

Team Leader/Head of Development Management/Principal Planner

Dated: VAA 27/04/21

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

U0050616	Composite Informative
U0050617	NPPF APPROVAL - Para. 38-42