

Planning Department
London Borough of Richmond upon Thames
Civic Centre
44 York Street
Twickenham
TW1 3BZ

Ref: P_236/BS

29 April 2021

Dear Sir / Madam,

RE: 16 SHOTTFIELD AVENUE, LONDON, SW14 8EA
RE: HOUSEHOLDER PLANNING APPLICATION – SUPPORTING INFORMATION (INCLUDING FIRE SAFETY): DEMOLITION OF EXISTING EXTENSION AND ERECTION OF A PART SINGLE, PART TWO STOREY REAR EXTENSION WITH A REAR DORMER ROOF EXTENSION

This letter is submitted to the London Borough of Richmond upon Thames, on behalf of Mr Sanj Arora (the 'Applicant'), in support of the domestic extensions proposed at 16 Shottfield Avenue, London, SW14 8EA (the 'Site').

The Application follows the refusal of a recent planning submission and the 'Proposal' has responded to this by removing the basement and revising the scale and form of the roof extensions and two storey rear extension.

This letter should be read in conjunction with following documents (in no particular order):

- Completed Application Form (including CIL) prepared by CREATE Planning
- Drawings prepared by ATP Architecture

The development comprises the removal of the existing roof extensions and rear extensions and erection of a part single, part two storey rear extension with a rear dormer roof extension (the 'Proposal').

1. SITE DETAILS

i. Description & Context

The Site comprises a two storey semi detached dwelling to the west side of Shottfield Avenue and orientated on an east west axis.

Shottfield Avenue comprises approximately a dozen semi detached house, many of which have been extensively extended, particularly to the rear and in the roofscape. Many of the dwellings, as per the application Site share similar features such as joint bays with gabled roofs.

Consequently, there is little particular rhythm to the street scene (to the rear) and dwellings of a similar appearance have been disrupted by a significant alteration.

Aerial Photograph of the Site & Surrounding Area



Heritage Assets

The dwelling on the Site is not designated a heritage asset (Building of Townscape Merit nor listed) and does not lie within a conservation area.

Flood Risk

The Site does not lie within an area vulnerable to flood risk, being in Flood Zone 1.

ii. Planning History

A planning history search of the site has been undertaken by making use of the online property search engine on the Council's website.

[20/2891/HOT](#)

Removal of the existing roof extensions and rear extensions and erection of a part single, part two...

Refused Permission 15/01/2021

[02/2179](#)

Proposed 2 Storey Side Extension And Roof Extension Including 3no. Rear Dormers.
Granted Permission 31/01/2003

[97/2181](#)

Single Storey Side Extension.
Granted Permission 20/11/1997

[97/1068](#)

Rear Conservatory Extension
Granted Permission 23/06/1997

2. PROPOSED DEVELOPMENT

The Proposal comprises the removal of the existing ground floor rear extensions, two storey rear extension and roof dormers erection of a part single, part two storey rear extension and single storey rear extension, which neatly consolidates the existing additions to the dwelling. The two storey rear extension would have a pitched roof that would extend back into the rear main roof slope. A modest dormer is proposed adjacent to the two storey rear extension.

Proposed Front & Rear Elevation



Refused Front & Rear Elevation



Existing Front & Rear Elevation



3. PLANNING POLICY FRAMEWORK

Section 38(6) of the Planning and Compulsory Purchase Act 2004 states that, when determining a planning application, regard is to be given to the Development Plan, and the determination shall be made in accordance with the plan unless material considerations indicate otherwise.

i. National

Department for Communities and Local Government (Published)

- National Planning Policy Framework 2019 (NPPF)
- National Planning Policy Guidance 2014 (NPPG)

ii. Regional

Greater London Authority (Published)

- The London Plan 2021

iii. Local

London Borough of Richmond upon Thames

- Local Plan (2018 & 2020)

Relevant Policies and Guidance include LP1, LP8 and LP11 and Supplementary Planning Document: House Extensions and External Alterations (2015), East Sheen Village Planning Guidance.

4. PLANNING CONSIDERATIONS

As noted above, the fundamental change between the refused application and the Proposal is the removal of the basement and the more sympathetic approach to the two storey rear extension and roof extensions, which has scaled back the size of these additions.

While the thrust of design and amenity policy remains, the new London Plan has been adopted since the determination of the previous application. No material change has taken place in relation to the relationship with neighbouring properties.

Design and Character and Response to Reason For Refusal (U0093640) - Design

Ground for Refusal:

The proposed first floor rear extension and roof extensions due to their combined siting, design, width and coverage would represent an overly dominant, prominent and incongruous form of development that would effectively dominate the host property to the detriment of the design quality and character of the locality. The scheme is therefore contrary to, in particular to Local Plan Policy LP1 of the Local Plan (2018) and Supplementary Planning Document 'House Extensions and External Alterations'.

The National Planning Policy Framework advises that great importance is attached to the design of the built environment and it is important to plan positively for the achievement of high quality and inclusive design for all development.

Local Plan Policy LP 1 states that new development must be of a high architectural and urban design quality. Development must be inclusive, respect local context and contribute positively to its surroundings based on a thorough understanding of the site and its context and relationship to the public realm.

In relation to two storey rear extension, the Council's SPD: House Extensions and External Alterations, states that such extensions should not be greater than half the width of the original building and the overall shape, size and position of side extensions should not dominate the existing house or its neighbours and that they should harmonise with the original appearance, which should be taken as the starting point for any future changes.

With regard to roof extensions, the SPD states that dormer windows and other roof extensions must not project above the ridgeline and roof extensions should not dominate the original roof. Normally 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.

There is no specific reference in the Village Guidance regarding Shottfield Avenue.

It is noted from the officer's report, the following concerns which amplify the ground for refusal set out above.

"It is noted that the width of the proposed first floor extension is greater than half the width of the host property. As above this is contrary to SPD guidance, as typically extensions are seen to over dominate the host building when designed as such. In this circumstance it is not considered that the first floor rear extension is justified as it does not appear congruous, subordinate, nor an in-scale addition and it effectively dominates the rear of the host dwelling. This is further exacerbated by the mansard-like extension which forms from the roof and onto the proposed first floor extension, as the original eaves are removed, destroying the original features of the roof and neither effectively integrating nor appearing subordinate to the host property.

Further, the proposed fenestration to the first floor and to the second floor is not considered to be respectful or in keeping to the existing window hierarchy and style as both are inconsistent in size and style than that existing on each floor. This adds to the bulk of the proposed first floor extensions and further exemplifies its incongruous nature”

“...the proposed mansard-like dormer extension would effectively dominate the rear of the roof, leaving little of the original roof to be appreciated. The proposed windows on this extension are also larger than the existing windows on the floor below, consequently exacerbating its dominance and scale.”

Response:

“the proposed first floor extension is greater than half the width of the host property.. does not appear congruous, subordinate, nor an in-scale addition and it effectively dominates the rear of the host dwelling” – This is no longer the case with the rear extension being half the width of the host dwelling. In addition, the massing at roof level has also been reduced in comparison to the refused application. As such the proportions and scale would appear sympathetic and appropriate to the size of the dwelling.

“This is further exacerbated by the mansard-like extension which forms from the roof and onto the proposed first floor extension... neither effectively integrating nor appearing subordinate to the host property.” - In response, the mansard roof form over the two storey rear extension is replaced with a more appropriate hipped roof with gable. Moreover, the roof would join the existing rear roof plane as opposed to the box like dormer previously proposed.

Inevitably the eaves of the roof would be removed (as would be the case if a two storey rear extension were added under permitted development) but the replacement would effectively extend the eaves and incorporate this into the extension and such details would allow this to successfully assimilate with the dwelling. As set out above, as the extension would not be more than half the width, the Proposal is considered to overcome this previous concern.

“...the proposed fenestration to the first floor and to the second floor is not considered to be respectful or in keeping to the existing window hierarchy and style as both are inconsistent in size and style... adds to the bulk of the proposed first floor extensions and further exemplifies its incongruous nature” – the upper floor fenestration has been revised, removing the almost full height glazing on the first floor and second floor of the rear extension. The proposed fenestration at upper levels would be more in keeping with the scale, style and proportions of the existing layout.

It is noted that no objection was raised to the rear dormer on the refused application and while the proposed dormer is larger than that previously considered, the extension would comply with guidance. The dormer would be set up from the eaves and would not dominate the rear roof plane, being a subservient addition to the roof.

It is noted that in respect of a two storey side and roof extension at No. 16 Gordon Avenue (ref. 21/0076/HOT), which lies to the west of Shottfield Avenue, that officers stated that “the existing roof alterations in the locality has changed the character of the area to such an extent it is difficult for the application to be recommended for refusal.”

It has also been acknowledged on officer’s reports that the various extensions to dwellings in the area have contributed to the changing character of the street scene.

As will noted in the photographs and approved drawings below, the character of Shottfield Avenue and Gordon Avenue to the west is predominated by a variety of large extensions to the dwellings, particularly to the rear and within the roofscape.

While each case should be assessed on its own individual merits, the character of the existing street scape should be given material weight. Many dwellings have benefitted from large extension under permitted development or through consents that pre date the SPD or the Local Plan. Nevertheless, these contribute to the character of the area and it should also be noted that the thrust of deign policy has not shifted significantly since the SPD was initially adopted in 2002. In this regard, it is not considered that the Proposal would be out of keeping or unduly harmful to the character and visual amenities of the immediate locality.

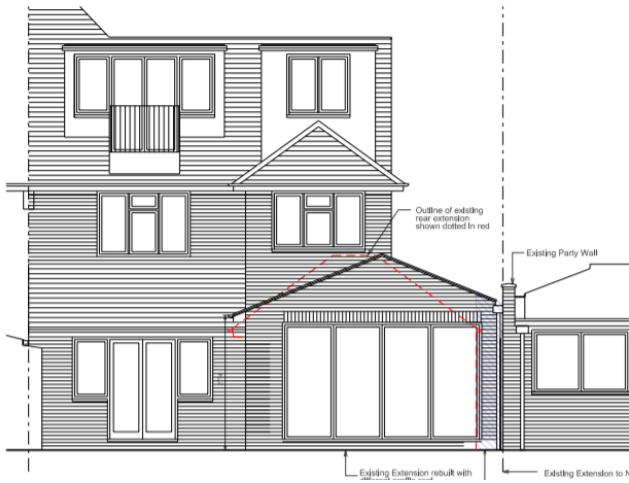
The character of the area and various extensions are acknowledged on many planning decisions in the locality.

No. 17 Ref. 19/1152 (Approved)

No. 18 Ref. 16/4072/HOT (Approved)

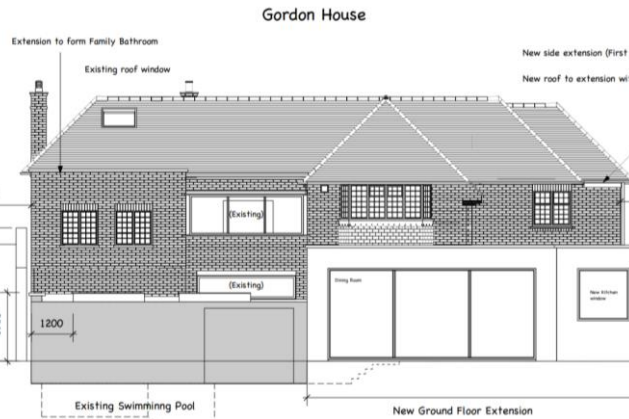


NO. 15



No. 4 Ref. 18.0167 Herford Road

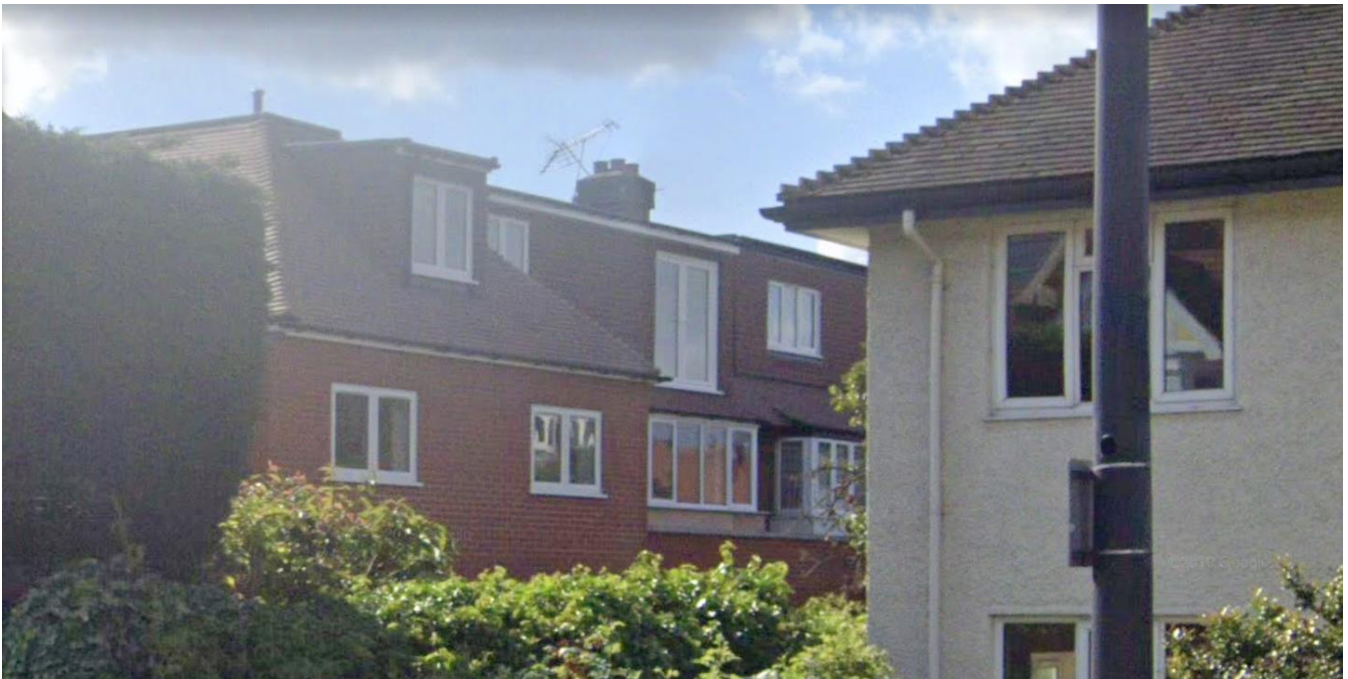
Gordon House, Gordon Road Ref. 11/2096



Development to the rear of Wallorton Gardens (as viewed from Parkfield Avenue)



Dormers evident to the rear of Hertford Avenue (viewed from Upper Richmond Road West)



Dormers to the rear of Shottfield Avenue (east side as viewed from Parkfield Avenue)



Dormers to the rear of Shottfield Avenue (west side as viewed from Parkfield Avenue)



Development to the rear of Wallorton Gardens as viewed from Parkfield Avenue)



Development to the rear of Shottfield Aenue (west side viewed from Upper Richmond Road West)



Given the context of surrounding development, it is not considered that the Proposal, insofar as the rear and roof extensions would be out of character with the host dwelling or the character of the area and the visual amenities of the locality. On this basis, the Proposal is considered to comply with the aims and objectives of Local Plan Policy LP1 and the SPD.

Moreover, given permitted development rights, a roof extension could be erected to the rear roof comprising 50 cubic meters. This would result in a rear dormer occupying a significant portion of the rear roof scape.

A two storey rear extension could also be erected under permitted development comprising a depth of 3m (where set in 2m from the shared side boundaries) and a width of 6m.

Impact on neighbour amenity

Achieving a high or good standard of amenity is a core principle of planning, as set out in the NPPF.

Local Plan Policy LP 8 states that in considering proposals for development the Council will seek to protect adjoining properties from unreasonable loss of privacy, pollution, visual intrusion, noise and disturbance. The Council will generally seek to ensure that the design and layout of buildings enables sufficient sunlight and daylight to penetrate into and between buildings, and that adjoining land or properties are protected from overshadowing in accordance with established standards.

The aforementioned SPD sets out that the effect of a single storey extension is usually acceptable if the projection is no further than 3.5m for a detached property. It also adds that “residential development should create good living conditions and should not cause any significant loss of daylight or sunlight to habitable rooms or gardens in neighbouring properties. When accessing such, the Council will be guided by the Building Research Establishment (BRE) standards. Extensions should pass the BRE assessments which include the 25 degree and 45 degree tests” and “the overall shape, size and position of side and rear extensions should not dominate the existing house or its neighbours.”

It was held by the council that the impact on No. 12 and 18 Shottfield Avenue was acceptable on the following basis:

Given the modest height, the ground floor extension is not considered to be overbearing to No.18. Although the two storey and roof extension is quite large, given the separation between the properties it is not considered to be overbearing nor cause sunlight issues. There is a mutual degree of overlooking which occurs between developments in this locality and the additions to the roof are not considered to create further opportunities which are unreasonable.

Impact to No.12 Shottfield Avenue No.12 currently benefits from a rear extension. The proposed ground floor rear extension would extend a modest distance past that existing at No.12. There is also an existing gap between the properties. Given this, and the modest height of the proposed extension it is not considered that the proposed ground floor rear extension will compromise sunlight nor would it be overbearing to No.12. The first floor and roof extension, whilst will almost read as a storey higher than existing, does not project much further than the existing extension. Given the existing gap between the properties it is not expected that the first floor and roof extension will be unreasonably overbearing nor would it compromise sunlight.

Given the reduction in scale of the Proposal, it is considered that the development would comply with the objectives of Policy and adopted Guidance.

Other Material Considerations

The Proposal would have no material impact in relation to traffic safety or local highway conditions or in relation to trees and ecology.

Fire Safety

The internal staircase / means of escape is existing. All the doors from habitable rooms are existing. The only change to the internal space is a larger dormer to the rear elevation. The attic space over the first floor extension will have a 30min fire door.

The rear extension has the same means of escape as the existing rear extension

➤ Fire doors & means of escape

FD30 rated doors have been incorporated throughout the development, to provide a protected Means of Escape from all habitable rooms accessing the staircase and entrance hallway.

This will ensure that there is a 30 minute fire resisting enclosure around the escape staircase, leading to an external place of safety.

➤ Heat & smoke detection

The entrance hallway and upper floor landings will be provided with an interlinked smoke detectors which will be mains powered with a battery backup, in accordance with the requirements of BS5446-2:2000

The kitchen will be provided with an interlinked heat detector which will be mains powered with a battery backup, in accordance with the requirements of BS5446-2:2003

➤ Place of safety

3.1 The development will have a suitably positioned external place of safety as an evacuation assembly point, in accordance with the requirements of Policy D12 of The London Plan (2012)

➤ Evacuation routes

The evacuation routes and a single evacuation assembly point, located at the front of the property on the public pavement,

5. CONCLUSIONS

The Proposal comprises the erection of a part single, part two storey rear extension with a rear dormer window. In light of the previous grounds for refusal, the development has been curtailed significantly in scale and size to be more in keeping with the character and appearance of the dwelling and indeed the wider character of the area, although it is noted that this varies given the extent of extensions and alterations permitted and built.

For the reasons set out above, the proposed extensions to this single family dwelling would overcome the previous objections and grounds for refusal and would not unduly affect the character and appearance of this dwelling or the visual amenities of the street scene and wider area.

Having regard to the relationship with the adjacent properties and a fall back position of permitted development, the Proposal would not harm the amenities enjoyed by occupants of adjacent properties insofar as impact on privacy, daylight, sunlight and overshadowing and outlook.

Accordingly, the development would comply with the objectives set out in the development plan policies and Guidance and on the basis of the above, we strongly commend the Proposal to the Council.

Please let me know should you require any additional information or have any further queries.

Yours faithfully,

Bryan Staff
Director Planning