

Application reference: 21/0615/FUL HAMPTON NORTH WARD

Date application received	Date made valid	Target report date	8 Week date
22.02.2021	26.02.2021	23.04.2021	23.04.2021

EOT 20/05/2021

Site:

8 Homewood Close, Hampton, TW12 3YB,

Proposal:

Enclosure of open entrance area with upvc windows

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

APPLICANT NAME

Mrs Claire Kearns
8, Homewood Close
Hampton
TW12 3YB

AGENT NAME

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

Consultations:

Internal/External:

Consultee

Expiry Date

Neighbours:

9 Maple Close, Hampton, TW12 3QL, - 02.03.2021
 10 Maple Close, Hampton, TW12 3QL, - 02.03.2021
 17 Maple Close, Hampton, TW12 3QL, - 02.03.2021
 16 Walker Close, Hampton, TW12 3XT, - 02.03.2021
 13 Walker Close, Hampton, TW12 3XT, - 02.03.2021
 19 Green Walk, Hampton, TW12 3YG, - 02.03.2021
 17 Green Walk, Hampton, TW12 3YG, - 02.03.2021
 14 Green Walk, Hampton, TW12 3YG, - 02.03.2021
 12 Green Walk, Hampton, TW12 3YG, - 02.03.2021
 21 Green Walk, Hampton, TW12 3YG, - 02.03.2021
 20 Green Walk, Hampton, TW12 3YG, - 02.03.2021
 18 Green Walk, Hampton, TW12 3YG, - 02.03.2021
 16 Green Walk, Hampton, TW12 3YG, - 02.03.2021
 15 Green Walk, Hampton, TW12 3YG, - 02.03.2021
 13 Green Walk, Hampton, TW12 3YG, - 02.03.2021
 12 Homewood Close, Hampton, TW12 3YB, - 02.03.2021
 10 Homewood Close, Hampton, TW12 3YB, - 02.03.2021
 7 Homewood Close, Hampton, TW12 3YB, - 02.03.2021
 5 Homewood Close, Hampton, TW12 3YB, - 02.03.2021
 22 Green Walk, Hampton, TW12 3YG, - 02.03.2021
 13 Homewood Close, Hampton, TW12 3YB, - 02.03.2021
 11 Homewood Close, Hampton, TW12 3YB, - 02.03.2021
 9 Homewood Close, Hampton, TW12 3YB, - 02.03.2021
 6 Homewood Close, Hampton, TW12 3YB, - 02.03.2021
 4 Homewood Close, Hampton, TW12 3YB, - 02.03.2021
 23 Green Walk, Hampton, TW12 3YG, - 02.03.2021
 11 Green Walk, Hampton, TW12 3YG, - 02.03.2021

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

Development Management

Status: PDE

Application:21/0615/FUL

Date:

Enclosure of open entrance area with upvc windows

Building Control

Deposit Date: 07.08.2004

FENSA Notification of Replacement Glazing comprising 5 Windows and Doors. Installed by Plastal. FENSA Member No 17757. Installation ID 1948036. Invoice No P732182

Reference: 04/7723/FENSA

Recommendation:

The determination of this application falls within the scope of Officer delegated powers - YES

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): JSI

Dated: 20/05/2021

I agree the recommendation: WT

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

Dated:20/5/2021.....

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

U0051429	NPPF Approval paras 38-42
U0051430	Composite informative
U0051431	Fire safety

Application reference: 21/0615/FUL
Site address: 8 Homewood Close, Hampton, TW12 3YB

Proposal:

This application seeks planning permission for: *'Enclosure of open entrance area with upvc windows'*.

Site description/key designations:

The application site relates to the ground-floor flat of a housing block on the south eastern end of Homewood Close. The block is part of the 1980s ex-Local Authority three-storey Hampton Nurserylands housing estate located in Hampton North ward. There are no statutorily or locally listed buildings to consider and the site is not in or adjacent to a conservation area. It sits in Area 12 (Oak Avenue Estates) of the Hampton Village Planning Guidance. There is an Article 4 Direction which restricts basement development.

Amendments:

The applicant submitted a Fire Statement to comply with the recently adopted London Plan. This did not materially change the application and so neighbours were not reconulted.

Other matters:

None.

Relevant planning history:

None.

Public and other representations:

None received.

Development Plan policies:

Local Plan (2020):

- Policy LP1 Local Character & Design Quality
- Policy LP8 Amenity and Living Conditions

Supplementary Planning Documents (SPDs) / Guidance (SPGs):

- Design Quality SPD (February 2006)
- Hampton Village Planning Guidance SPD (June 2017)
- House Extensions and External Alterations SPD (June 2015)

Professional comments:

The application site has been assessed in relation to the following issues:

- Character, design and appearance;
- Neighbouring amenities;
- Fire Safety.

Character, design and appearance

Local Plan Policy LP1 states that the Council will require all development to be of high architectural and urban design quality. Further guidance is provided in the Council's House Extensions and External Alterations SPD.

The new pvc windows would enclose the existing inset corner. Given that there are no heritage assets to consider and that the location of the site means that the development is not significantly visible to passing public footfall, and taking into account the relatively

minor scale of the proposal, the amendment is not considered to unacceptably harm the character and appearance of the building or surrounding area to such a degree which would warrant refusal of the scheme.

Residential amenity

The development is for new windows in a pre-existing open balcony space. It is not considered that neighbouring amenities would be significantly affected in terms of overlooking, overbearing or loss of light.

Fire Safety

London Plan Policy D12 requires developments to achieve the highest standards of fire safety. A Fire Statement has been submitted as part of the application. This sets out the proposed fire strategy for the site which is considered to be proportionate and acceptable for an application of this scale. 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. An informative is recommended drawing the applicant's attention to this advice.

Recommendation: APPROVE subject to conditions and informatives