

Application reference: 21/1709/HOT KEW WARD

| Date application received | Date made valid | Target report date | 8 Week date |
|---------------------------|-----------------|--------------------|-------------|
| 13.05.2021 | 17.05.2021 | 12.07.2021 | 12.07.2021 |

Site:

8 Greenlink Walk, Richmond, TW9 4AF,

Proposal:

Single-storey rear extension.

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

APPLICANT NAME

Mrs Seema Sehgal
8 Greenlink Walk
Richmond
TW9 4AF

AGENT NAME

Ola Fayehun
206 Hillingdon Street
London
SE17 3JD

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

Consultations:

Internal/External:

Consultee

Expiry Date

Neighbours:

7 Greenlink Walk, Richmond, TW9 4AF, - 17.05.2021
6 Greenlink Walk, Richmond, TW9 4AF, - 17.05.2021
9 Whitcome Mews, Kew, Richmond, TW9 4BT, - 17.05.2021
8 Whitcome Mews, Kew, Richmond, TW9 4BT, - 17.05.2021
7 Whitcome Mews, Kew, Richmond, TW9 4BT, - 17.05.2021
6 Whitcome Mews, Kew, Richmond, TW9 4BT, - 17.05.2021

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

Development Management

Status: GTD Application: 20/0147/HOT
Date: 30/03/2020 Single-storey rear extension.

Development Management

Status: REF Application: 20/2539/HOT
Date: 30/04/2021 Single-storey rear extension, with roof terrace.

Development Management

Status: REF Application: 20/2547/HOT
Date: 04/11/2020 Single-storey rear extension with railings to facilitate creation of roof terrace.
Replacement French doors on first floor rear.

Development Management

Status: PDE Application: 21/1709/HOT
Date: Single-storey rear extension.

Building Control

Deposit Date: 26.01.1999 405 new dwellings & 1 non residential amended 05/02/2001 to 409 new dwellings & 2 non residential Amended 25/11/2002 to 536 new dwellings & 2 non residential 1-6 WHITCOME Mews, Kew. TW9 4BT 7-20 WHITCOME Mews, Kew. TW9 4BT Flats 1-28,21 Whitcome Mews,Kew.TW9 4BU 1-5 (odd), WOODMAN MEWS, Kew. TW9 4AH 9-13 (odd), WOODMAN MEWS, Kew. TW9 4AH 1-43 (consecutive), Saffron House, 7 WOODMAN MEWS. Kew. TW9 4AP 1-27 (odd), Melliss Avenue, Kew. TW9 4BQ 2-32 (even), Melliss Avenue, Kew. TW9 4BQ JUNIPER House, Flats 1-25, 29 Melliss Avenue, Kew. TW9 4BS LAVENDER House, Flats 1-36, 31 Melliss Avenue, Kew. TW9 4AB LIME House, Flats 1-36, 33 Melliss Avenue, Kew. TW9 4AE CEDAR House, Flats 1-62, 35 Melliss Avenue, Kew. TW9 4BG MAPLE House,Flats 1-54, 37 Melliss Avenue, Kew. TW9 4BF AURA House,Flats 1-46, 39 Melliss Avenue, Kew. TW9 4BX TERRANO House,Flats 1-27, 40 Melliss Avenue, Kew. TW9 4BZ ACQUA House,Flats 1-46, 41 Melliss Avenue, Kew. TW9 4BY OAK House, Flats 1-14, 42 Melliss Avenue, Kew. TW9 4BE 44-54 (even) Melliss Avenue, Kew. TW9 4BD 56-66 (even) Melliss Avenue, Kew. TW9 4BB 68-78 (even) Melliss Avenue, Kew. TW9 4BA 1-30 Kelsall Mews, Kew. TW9 4BP 1-8 Greenlink Walk, Kew. TW9 4AF

Reference: 99/0131/AI

Building Control

Deposit Date: 10.01.2012 1 Door

Reference: 12/FEN01564/FENSA

Building Control

Deposit Date: 23.03.2016 Install a gas-fired boiler

Reference: 16/FEN01062/GASAFE

Building Control

Deposit Date: 15.06.2017 Install one or more new circuits

Reference: 17/NIC01413/NICEIC

| | |
|----------------------------------|--|
| Application Number | 21/1709/HOT |
| Address | 8 Greenlink Walk, Richmond, TW9 4AF |
| Proposal | Single-storey rear extension. |
| Contact Officer | Kerry McLaughlin |
| Target Determination Date | 12.07.2021 |

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 site is a three-storey, detached dwelling, located on the south side of Greenlink Walk.

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 |
| Land Use Past Industrial | Filter Beds. Kew Sewage Works Start: 1894 End: 1930 |
| SFRA Zone 3a High Probability | Flood Zone 3 |
| Strategic Flood Risk Assessment Zone 2 Medium Probability | |
| Take Away Management Zone | Take Away Management Zone |
| Thames Policy Area | Thames Policy Area |
| Village | Kew Village |

| | |
|------------------------|--|
| Village Character Area | Kelsall Mews/Whitmore Mews - Area 15 Kew Village Planning Guidance Page 47 CHARAREA02/15/02 |
| Ward | Kew Ward |

3. RELEVANT PLANNING HISTORY

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

| Ref | Proposal | Decision |
|-------------|--|--------------------|
| 20/2547/HOT | Single-storey rear extension with railings to facilitate creation of roof terrace. Replacement French doors on first floor rear. | Refused Permission |
| 20/2539/HOT | Single-storey rear extension, with roof terrace. | Refused Permission |
| 20/0147/HOT | Single-storey rear extension. | Granted Permission |

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 SI12 - Flood Risk Management
- Policy SI13 - 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 | |
|---|-------------------|------------|----|
| 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

Kew Village Plan

These policies can be found at:

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

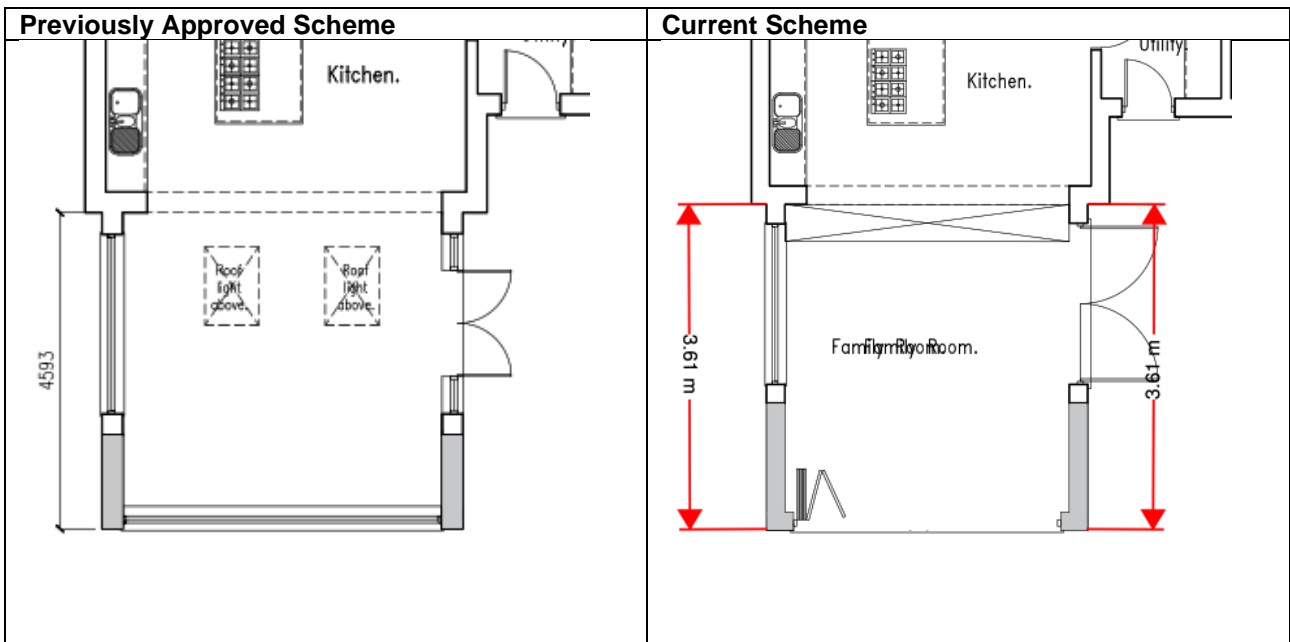
7. EXPLANATION OF OFFICER RECOMMENDATION

The key issues for consideration are:

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

Professional Comments

The principle of a single-storey rear extension in this location has previously been approved under 20/0147/HOT. This proposal is similar to that previously approved but has reduced the proposed depth and altered the roof form and fenestration.





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 Councils SPD relating to House Extensions and External Alterations states that the overall shape, size and position of rear extensions should not dominate the existing house or its neighbours. It should harmonise with the original appearance, either by integrating with the house or being made to appear as an obvious addition.

The proposal seeks to demolish the existing conservatory style rear extension to allow for the construction of a replacement ground floor rear extension, slightly set in from the sides of the existing kitchen rear elevation. The extension comprises a flat roof, incorporating a rooflight above, the height of the extension will be sited comfortably below the cill of the first-floor level fenestration, as required under SPD. Given the proposed dimensions in comparison to the existing bulk of the host dwelling the rear extension will not appear overly dominant and will appear subordinate to the original building.

The proposed exterior materials comprise; brickwork, render, interlocking roof tiles and fenestration all to match that of the existing. The materials ensure the development will integrate with the existing character of the host property and wider area.

The amenity space in the rear garden would be reduced as a result of the proposal. However, the reduction will be no more than 50% of the total area of ground covered by buildings within the curtilage of the dwellinghouse (other than the original dwellinghouse) and is therefore acceptable.

When viewed in the context of the neighbouring additions, it is considered that the proposed development would not harm the character and appearance of the surrounding area. Due to the siting, the works will not form views from the front of the dwelling/street scene, having a neutral impact on the public realm.

The proposed scheme is considered acceptable in terms of design/visual amenity. The proposal is not considered to detrimentally impact the character of the locality 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.

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 SPD on House Extensions and External Alterations notes that generally an extension of 4m in depth for

a detached property will be acceptable. Where the proposed extension seeks a larger depth, the eaves should be reduced to 2.2m at the shared boundary to mitigate detrimental impact on neighbours such as sense of enclosure or overbearing. However, the final test of acceptability is dependent on the specific circumstances of the site which may justify greater rear projection.

6 Greenlink Walk

The proposed extension would project no more than 4m beyond the rear elevation of No.6, this is considered an acceptable projection which would satisfy the guidelines set out in the House Extensions and External Alterations SPD. Furthermore, the proposed extension has a distance of ~0.85m from the boundary line and a distance of ~1.8m from the built form of No.6. For these reasons it is found that the proposed development will not result in any unreasonable overbearing, loss of light, visual intrusion or create a sense of enclosure to this property.

6 Whitcome Mews

Whilst the proposed works will be a visible addition, the separation distance from the built form ensures the proposed scheme will not be visually intrusive or overbearing to the occupiers of this property.

As the proposal is for works at ground level only the scheme does not raise any overlooking or loss of privacy issues.

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.'

A Flood Risk Assessment (FRA) has been provided as part of this application to comply with the requirements of LP21, which states the floor levels within the proposed development to be set no lower than existing levels AND, flood proofing of the proposed development has been incorporated where appropriate.

Other Matters

Fire Safety

The applicant has submitted the following documentation as required under Policy D12 Of the London Plan (2021):

- Information confirming compliance with the following requirements:

- 1) *identify suitably positioned unobstructed outside space: a) for fire appliances to be positioned on b) appropriate for use as an evacuation assembly point*
- 2) *are designed to incorporate appropriate features which reduce the risk to life and the risk of serious injury in the event of a fire; including appropriate fire alarm systems and passive and active fire safety measures*
- 3) *are constructed in an appropriate way to minimise the risk of fire spread*
- 4) *provide suitable and convenient means of escape, and associated evacuation strategy for all building users*
- 5) *develop a robust strategy for evacuation which can be periodically updated and published, and which all building users can have confidence in*
- 6) *provide suitable access and equipment for firefighting which is appropriate for the size and use of the development.*

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: 24.06.2021

I agree the recommendation:

Team Leader/Head of Development Management/Principal Planner

Dated: VAA 24.06.21

| |
|------------------------|
| 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

| | |
|----------|-----------------------------|
| U0052385 | Composite Informative |
| U0052386 | NPPF APPROVAL - Para. 38-42 |