

Application reference: 21/1903/HOT HAM, PETERSHAM, RICHMOND RIVERSIDE WARD

Date application received	Date made valid	Target report date	8 Week date
25.05.2021	27.05.2021	22.07.2021	22.07.2021

Site:

60 Sheridan Road, Ham, Richmond, TW10 7NH

Proposal:

Replacement windows on front elevation. Replacement windows and doors on rear elevation

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

APPLICANT NAME

MRS RASHMITA JENNA
60, Sheridan Road
Ham
TW10 7NH

AGENT NAME

Hanna Kurnel
322 Richmond Road
Kingston Upon Thames
KT2 5PP

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

Consultations:

Internal/External:

Consultee

Expiry Date

Neighbours:

37 Sheridan Road, Ham, Richmond, TW10 7NH, - 28.05.2021

62 Sheridan Road, Ham, Richmond, TW10 7NH, - 28.05.2021

58 Sheridan Road, Ham, Richmond, TW10 7NH, - 28.05.2021

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

Status: PDE

Application: 21/1903/HOT

Date:

Replacement windows on front elevation. Replacement windows and doors on rear elevation

Application Number	21/1903/HOT
Address	60 Sheridan Road Ham Richmond TW10 7NH
Proposal	Replacement windows on front elevation. Replacement windows and doors on rear elevation.
Contact Officer	Sukhdeep Jhooti
Target Determination Date	22/07/2021

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 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 has considered 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 application dwelling comprises a two-storey, single family dwellinghouse. It is situated within Ham and Petersham Village and is designated as follows:

- Neighbourhood Plan Area (Ham and Petersham Neighbourhood Plan -Adopted by Council on 22 January 2019)
- Village (Ham and Petersham Village)

3. DESCRIPTION OF THE PROPOSAL AND ANY RELEVANT PLANNING HISTORY

Planning permission is sought for replacement windows on front elevation. Replacement windows and doors on rear elevation

The planning history related to this site.

4. CONSULTATIONS CARRIED OUT

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

No representations have been received

5. MAIN POLICIES RELEVANT TO THE DECISION

NPPF (2019)

The key chapters applying to the site are:

- 4. Decision-making
- 9. Promoting sustainable transport
- 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

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

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
Impact on Neighbour Amenity	LP8	Yes
Parking Standards and Servicing	LP45	Yes

These policies can be found at
https://www.richmond.gov.uk/media/15935/adopted_local_plan_interim.pdf

Ham & Petersham Neighbourhood Plan 2018-2033

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

Issue	Local Plan Policy	Compliance
Character and Context Appraisals	C2	Yes
Motor Vehicle and Cycle Storage	T2	Yes

These policies can be found at
https://www.richmond.gov.uk/media/16749/hpn_plan_2018_to_2033_january_2019.pdf

Supplementary Planning Documents

House Extension and External Alterations
Transport SPD

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) Parking and Highways Impact**
- ii) Design**
- ii) Neighbour Amenity**
- iv) Fire Safety**

Parking and Highways Impact

Section 2 of Policy LP45 of the Local Plan states:

- 2. Resisting the provision of front garden car parking unless it can be demonstrated that:*
- a. there would be no material impact on road or pedestrian safety;*
 - b. there would be no harmful impact on the character of the area, including the streetscape or setting of the property, in line with the policies on Local Character and Design; and*
 - c. the existing on-street demand is less than available capacity.*

Section B of Policy T2 of the Neighbourhood Plan states:

B. All other development will include motor vehicle parking spaces in accordance with Local Plan standards.

The loss of the existing garage is restricted as part of condition number 44 of planning permission reference No. 88/2085/O/A for which was the original permission for some of the houses built in the late 80's to early 90's along part of this street.

At approximately 2.2 to 2.5m wide and approx. 5.2m deep, the current garage is too small for most vehicles to park and the doors to open sufficiently for passengers to alight. The existing garage is below to recommended clear internal dimensions of 3m x 6m as set out in the Transport SPD (2020).

In accordance with parking standards, 2-bedroom dwellings require 2 no. off street parking spaces. However, given there is an existing 1 no. off-street parking space to the front of the property (excluding existing garage which is too small to accommodate a vehicle) and the proposal would not result in the creation of an additional bedroom, the proposal would not lead to change of current conditions on site in terms of car parking and consequently, to additional parking stress within Sheridan Road.

Parking Survey provided with application reference no. 13/0387/FUL (no. 70 Sheridan Road) indicated a street capacity. Although this survey is several years old, it indicated 15 spaces available at Sheridan Road and approx. 42% parking stress. Considering no significant development took place/was permitted in the area since, no entry for a new parking survey was justified as parking stress has not significantly increased in the area. Streetview imagery from 2019 indicates this also. In light of the above, the applicant would not be able to park a second vehicle on the street without increased parking stress in the area.

Similar works have been approved at No. 70 (decision reference 16/3225/HOT) and No. 72 (decision reference 17/2559/HOT).

The proposal would be acceptable in terms of parking and highway safety impact. It would comply with the neighbourhood plan policy T2, Local Plan Policy 45 the NPPF.

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.

Section B of Policy C2 of the Neighbourhood Plan 2018-2033 requires:

B. all new development will be assessed against guidance in the relevant character and context area study (Appendix 4) or the relevant Conservation Area Appraisal for the purposes of policy LP 3 in the Richmond Local Plan.

Sheridan Road is characterised with properties with front garages and canopies. No's 54, and 72 Sheridan Road have all carried out garage conversions with garage doors removed. No's 54 has been in existence for more than four years and No. 72 has benefitted from planning consent as part of decision reference 17/2559/HOT). The replacement windows and proposed new windows would match existing.

Overall, the proposal would appear sympathetic to the design of the existing house and wider area when viewed from various angles of the general streetscene. It would comply with C2 of the Neighbourhood Plan, LP1 of the Local Plan and the NPPF.

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 proposed garage conversion into a habitable room with a window is unlikely to lead to significant increases in the levels of noise and disturbance compared with the existing situation. The proposed alterations to existing window openings and proposed windows would not cause significant increases in the levels of overlooking compared with existing.

The impact is therefore neutral.

For the above reasons it is found this scheme complies with the aims and objectives of LP8 of the Local Plan, 2018 and relevant SPD/SPG's.

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 the Council following the Officers request. A condition will be included to ensure this is adhered to on an ongoing basis. The materials proposed 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.

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 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): SJH

Dated: 05/07/2021

I agree the recommendation:

Team Leader/Head of Development Management/Principal Planner

Dated: VAA 06.07.21

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

U0052602	Composite informative
U0052603	NPPF APPROVAL PARAS 38-42