



ENVIRONMENT DIRECTORATE

PLANNING REPORT

Printed for officer by

Andrew Mearns on 12 July 2021

## Application reference: 21/1062/HOT

HAM, PETERSHAM, RICHMOND RIVERSIDE WARD

Date application received	Date made valid	Target report date	8 Week date
24.03.2021	07.05.2021	02.07.2021	02.07.2021

**Site:**

10 Sandy Lane, Petersham, Richmond, TW10 7EL

**Proposal:**

Proposed enlargement of first floor window on first floor side elevation and proposed pitched roof to existing two storey bay.

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

**APPLICANT NAME**

Mrs Ellen Alpsten

10, Sandy Lane

Petersham

Petersham

TW10 7EL

United Kingdom

**AGENT NAME**

Mrs Lorna Mishan

36 Clifford Road, Petersham

Petersham

Richmond

TW10 7EA

United Kingdom

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

**Consultations:****Internal/External:****Consultee****Expiry Date**



Development Management

Status: WDN

Application:18/3633/HOT

Date:28/12/2018

Gambrel roof and side dormer roof extensions to existing family dwellinghouse. Demolition of existing garage and construction of two-storey side and rear extension. Replacement fenestration to rear elevation. Increase height of existing side boundary wall, replacement of existing chimneys and other alterations.

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Development Management

Status: REF

Application:19/0473/HOT

Date:29/03/2019

Single storey rear extension; two storey side extension; roof extension, modifications to fenestration and chimneys.

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Development Management

Status: GTD

Application:19/1345/HOT

Date:11/06/2019

Single storey rear extension

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Development Management

Status: WDN

Application:19/1348/PS192

Date:13/06/2019

Extension and modifications to existing garage / outbuilding

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Development Management

Status: GTD

Application:19/1648/HOT

Date:15/07/2019

Demolition of existing garage and creation of single storey side and Rear Extension

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Development Management

Status: WDN

Application:20/1970/HOT

Date:21/09/2020

Partially raise height of the existing boundary wall along Clifford Road. Alterations to roof and fenestration of the existing south-facing carport and shed

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Development Management

Status: GTD

Application:20/1987/PS192

Date:12/08/2020

Dormer roof extensions to both side elevations and dormer roof extension to rear elevation.

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Development Management

Status: GTD

Application:20/3081/HOT

Date:22/12/2020

Retention of single storey side and rear extension.

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Development Management

Status: PDE

Application:21/1062/HOT

Date:

Proposed enlargement of first floor window on first floor side elevation and proposed pitched roof to existing two storey bay.

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Building Control

Deposit Date: 09.01.2009

Cavity wall insulation

Reference: 09/0009/CWALL

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Building Control

Deposit Date: 30.04.2010

Installed a Gas Boiler

Reference: 10/FEN01333/GASAFE

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Building Control

Deposit Date: 07.06.2010

12. Upgrade or alteration to means of earthing 2. One or more new circuits 3. Replacement consumer unit 5. Partial rewire

Reference: 10/ELE00322/ELECSA

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Building Control

Deposit Date: 19.12.2011

Installed a Gas Fire

Reference: 12/FEN00497/GASAFE

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Building Control

Deposit Date: 20.04.2016

Install a gas-fired boiler

Reference: 16/FEN01205/GASAFE

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Building Control

Deposit Date: 11.07.2016

Install replacement windows in a dwelling Install replacement doors in a dwelling

Reference: 16/FEN01300/FENSA

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Building Control

Deposit Date: 10.07.2019

Single storey rear infill extension.

Reference: 19/1143/BN

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Building Control

Deposit Date: 20.10.2019      Install replacement window in a dwelling Install replacement door in a dwelling

Reference: 19/FEN01869/FENSA

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Building Control

Deposit Date: 30.12.2019      Install replacement window in a dwelling Install replacement doors in a dwelling

Reference: 20/FEN00049/FENSA

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Building Control

Deposit Date: 09.04.2021      Loft conversion with side and rear dormer windows and conversion of first floor window to juliet balcony

Reference: 21/0621/FP

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Enforcement

Opened Date: 05.06.2020      Enforcement Enquiry

Reference: 20/0208/EN/NAP

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**Application reference: 21/1062/HOT**

**Site Address: 10 Sandy Lane, Petersham, Richmond, TW10 7EL**

<b>Proposal</b>	Proposed enlargement of first floor window on first floor side elevation and proposed pitched roof to existing two storey bay.
<b>Site description / key designations</b>	<p>The application site refers to a detached dwellinghouse located on the junction of Sandy Lane and Clifford Road. The site is not identified as a Building of Townscape Merit, nor does it fall within a Conservation Area.</p> <p>Other site designations:</p> <ul style="list-style-type: none"> <li>• Article 4 direction restricting basement development</li> <li>• Ham and Petersham Neighbourhood Area</li> <li>• Area Susceptible to Surface Water Flooding</li> <li>• Area Less Susceptible to Surface Water Flooding</li> </ul>
<b>Relevant planning history</b>	<p>The most recent and relevant history as follows. The full planning history can be viewed on the Council's website.</p> <p>20/3081/HOT Retention of single storey side and rear extension. Granted 22/12/20.</p> <p>20/1987/PS192 Dormer roof extensions to both side elevations and dormer roof extension to rear elevation. Granted 11/08/20.</p> <p>19/1648/HOT Demolition of existing garage and creation of single storey side and Rear Extension. Granted 15/07/19.</p> <p>19/1348/PS192 Extension and modifications to existing garage / outbuilding. Withdrawn.</p> <p>19/1345/HOT Single storey rear extension. Granted 11/06/20.</p> <p>19/0473/HOT Single storey rear extension; two storey side extension; roof extension, modifications to fenestration and chimneys. Refused 29/03/20.</p> <p>The full planning history can be viewed on the council's website.</p>
<b>Policies</b>	<p>The proposal has been considered having regard to the policies within the Council's Local Plan, in particular:</p> <p><b>London Plan 2021:</b></p> <ul style="list-style-type: none"> <li>• D12 Fire Safety</li> </ul> <p><b>Local Plan:</b></p> <ul style="list-style-type: none"> <li>• LP 1 (Local Character and Design Quality);</li> <li>• LP 8 (Amenity and Living Conditions);</li> <li>• LP21 (Flood Risk and Sustainable Drainage)</li> </ul> <p><b>Supplementary Planning Documents / Guidance:</b></p> <ul style="list-style-type: none"> <li>• 'House Extensions and External Alterations' (2015)</li> </ul>

	<p><b>Ham and Petersham Neighbourhood Plan</b></p> <ul style="list-style-type: none"> <li>• Policy H2 (Design Principles for Housing Development)</li> </ul>
<b>Material representations</b>	<p>The application has been publicised in accordance with the Local Planning Authority's requirements as set out in the Town and Country Planning (Development Management Procedure) (England) Order.</p> <p>None received.</p>
<b>Amendments</b>	None.
<b>Professional comments</b>	<p><b>Design/Visual amenity</b></p> <p>Policy LP 1 'Local Character and Design Quality' states the Council will require all development to be of high architectural and urban design quality. The high-quality character and heritage of the borough and its villages will need to be maintained and enhanced where opportunities arise. Development proposals will have to demonstrate a thorough understanding of the site and how it relates to its existing context, including character and appearance, and take opportunities to improve the quality and character of buildings, spaces and the local area. Development must respect, contribute to and enhance the local environment and character.</p> <p>The proposal seeks permission to add a pitched roof atop the existing bay window on the front elevation. The roof would be formed in tiles to match existing.</p> <p>It is acknowledged that there is little uniformity along this portion of Sandy Lane with regard to housing type. As such, the pitched roof is not considered to appear demonstrably harmful when compared to the existing development, nor would the alteration harmfully impact the surrounding character area.</p> <p>The proposal also comprises of enlarging the existing side facing first floor window, which would be formed in aluminium. Given the existing material to this window is dark coloured uPVC, the character of the host dwelling would not be materially harmed following installation of the proposed enlarged window.</p> <p><b>Neighbouring amenity</b></p> <p>Policy LP8 requires all development to protect the amenity and living conditions for occupants of new, existing, adjoining and neighbouring properties. The policy seeks to ensure that balconies do not raise unacceptable overlooking or noise disturbance to nearby occupiers; and that height massing or siting does not create a sense of enclosure.</p> <p>The site neighbours to No.12 to the west and No.8 to the east, separated by Clifford Road. The rear of the site faces the side elevation of No.1 Clifford Road.</p> <p>Given the nature of the front bay alteration, there are no concerns regarding amenity.</p>



	<p>Whilst it is acknowledged that there would be an increase in fenestration on the western side elevation, the drawings indicate that the window would be fitted with obscured glazing. In order to ensure this is complied with, a condition has been placed on the application. As such, the privacy of the neighbouring occupants would be safeguarded.</p> <p><b>Flood Risk</b></p> <p>Given the current application does not comprise of an increase in footprint, there are no concerns regarding an increased risk of flooding.</p> <p><b>Fire Safety</b></p> <p>London Plan policy D12 requires the submission of a Fire Safety Statement on all planning applications. The Fire Safety Statement should be presented as a standalone document with a clear structure that addresses the criteria set out in London Plan Policy D12 part A. The submitted drawings should address the requirements set out at paragraphs 3.12.3 and 3.12.4 of the London Plan. Where the applicant considers parts of or the whole policy do not apply, this should be justified in a Reasonable Exception Statement (RES).</p> <p>A Fire Safety Strategy prepared by Mrs Lorna Mishan was received by the Council on 7<sup>th</sup> July 2021 following the Officers request.</p> <p>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.</p> <p>A condition will be included to ensure this is adhered to on an ongoing basis. Overall, the scheme can therefore be considered consistent with this Policy D12 of the London Plan.</p>
<b>Recommendation</b>	APPROVAL

**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  YES  NO

Case Officer (Initials): .....HEL.....

Dated: .....13/07/21.....

**I agree the recommendation:**

Team Leader/Head of Development Management/Principal Planner

Dated:VAA 13.07.21.