

Application reference: 21/1638/HOT NORTH RICHMOND WARD

Date application received	Date made valid	Target report date	8 Week date
10.05.2021	27.05.2021	22.07.2021	22.07.2021

Site:

1 Kings Farm Avenue, Richmond, TW10 5AE,

Proposal:

Front porch; addition of secure bicycle storage; replacement front boundary wall.

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

APPLICANT NAME

Mr Robert Dinsdale
1 Kings Farm Avenue
Richmond
TW10 5AE

AGENT NAME

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

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

2A Kings Farm Avenue, Richmond, TW10 5AB - 28.05.2021
3 Kings Farm Avenue, Richmond, TW10 5AE, - 28.05.2021
2 Kings Farm Avenue, Richmond, TW10 5AB, - 28.05.2021
1A Kings Farm Avenue, Richmond, TW10 5AE, - 28.05.2021

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

Status: GTD Application: 11/1854/HOT
Date: 09/08/2011 Ground floor rear extension

Development Management

Status: GTD Application: 16/1956/HOT
Date: 25/07/2016 Proposed single room ancillary garden building

Development Management

Status: GTD Application: 16/2407/PS192
Date: 19/08/2016 Single storey side extension.

Development Management

Status: PDE Application: 21/1638/HOT
Date: Front porch; addition of secure bicycle storage; replacement front boundary wall.

Building Control

Deposit Date: 08.12.1993 Formation of structural opening

Reference: 93/1394/BN

Building Control

Deposit Date: 06.09.2011 Rear extension and associated works

Reference: 11/1742/IN

Building Control

Deposit Date: 07.03.2012 Installed a Gas Boiler

Reference: 12/FEN00844/GASAFE

Building Control

Deposit Date: 24.02.2017 Side extension

Reference: 17/0403/IN

Building Control

Deposit Date: 01.09.2017 Install one or more new circuits Install a replacement consumer unit

Reference: 17/NIC01881/NICEIC

Application reference: 21/1638/HOT

Site Address: 1 Kings Farm Avenue, Richmond, TW10 5AE

Proposal	Front porch; addition of secure bicycle storage; replacement front boundary wall.
Site description / key designations	<p>The application site consists of a two storey, end of terrace dwelling located on the southern end of Kings Farm Avenue. The property is not identified as a Building of Townscape Merit (BTM) nor does the site fall within a conservation area.</p> <p>Other site designations:</p> <ul style="list-style-type: none"> • Article 4 Direction- restricting basement development • Critical Drainage Site • Area Less Susceptible to Surface Water Flooding • Kings Farm Avenue and surrounds Character Area (8)
Planning history	No relevant history, however, the full planning history can be viewed on the Council's website.
Policies	<p>The proposal has been considered having regard to the policies within the Council's Local Plan, in particular:</p> <p>London Plan 2021:</p> <ul style="list-style-type: none"> • D12 Fire Safety <p>Local Plan:</p> <ul style="list-style-type: none"> • LP 1 (Local Character and Design Quality); • LP 8 (Amenity and Living Conditions); • LP 45 (Parking Standards and Servicing); <p>Supplementary Planning Documents / Guidance:</p> <ul style="list-style-type: none"> • House Extensions and External Alterations • Richmond and Richmond Hill Village Planning Guidance • Transport (June 2020)
Material representations	<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>
Amendments	None.
Professional comments	<p>Design/Visual amenity</p> <p><i>Policy LP1 '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.</i></p> <p><i>Policy LP45 states that the provision of front garden parking should be resisted unless it can be demonstrated that; there would be no material impact on road or pedestrian</i></p>

safety; 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 the existing on street demand is less than available capacity.

Bike store

The proposal seeks permission to erect a bike store in the front garden area, which would be formed in powder coated zinc. The boundary treatment and existing planting will partly screen the store. The proposed store would be modest in size.

The SPD on 'House Extensions and External Alterations' states that stores should be sensitively located; subservient in scale; mindful of neighbouring properties; and constructed in natural materials.

Whilst it is acknowledged that stores within the front of properties are not characteristic of the area, the front garden arrangements are not wholly uniform, with variations in boundary treatment and off-street parking provision.

Whilst the store would be viewable from the street, the design, scale and screening are considered to respect the host dwelling and the streetscene and would not appear incongruous or dominant.

Front boundary wall

The proposal also seeks permission to construct a new front boundary wall in brick to match that of the main dwelling. The width and openings would remain as existing, however, the wall would be increased in height to 0.9m. There are no concerns regarding these proposals in terms of design given the boundary treatment would not appear out of character in the locality.

Front porch

The proposed front porch would be formed in brick to match the main dwelling, aluminium framed glazing and concrete tiles. The design of the roof would be pitched with a maximum height of 3.05m. As such, the porch would appear subordinate to the host dwelling.

It would not appear out of character in the surrounding area given there is little evidence of uniformity along Kings Farm Avenue in terms of porches, with various properties displaying similar structures. As such, the porch is considered acceptable in terms of design.

The proposal is considered to maintain the appearance and character of the street and therefore responds to policy LP1 and the SPD.

Residential Amenity

Policy LP8 states that development will be required to protect the amenity and living conditions for occupants of new, existing, adjoining and neighbouring properties.

Given the nature of the scheme, the proposals are not considered to result in material impact on the residential amenity of neighbouring or surrounding dwellings.

Highways

Parking provision would not be altered following construction of the proposals and is therefore considered acceptable in terms of parking.

The boundary openings would remain as existing. Given the substantial width of the vehicular access opening, sightlines are not considered to be impeded following the increase in height of the wall.

The proposals are acceptable in terms of LP45.

Fire Safety

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

	<p>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 Statement was submitted to the Council on 26th May 2021.</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>
Recommendation	APPROVAL

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 YES NO

Case Officer (Initials):HEL..... Dated:21/07/21.....

I agree the recommendation:

Principal Planner

Dated:WWC.....22/7/21..