

Application reference: 21/2006/HOT
HAMPTON NORTH WARD

Date application received	Date made valid	Target report date	8 Week date
03.06.2021	03.06.2021	29.07.2021	29.07.2021

Site:

19 Birchwood Grove, Hampton, TW12 3DU,

Proposal:

Two storey rear extension. Rear and side grounds floor extension. Conversion of a garage to a habitable room.

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

APPLICANT NAME

Mrs Ingrid Usher
19, Birchwood Grove
Hampton
TW12 3DU

AGENT NAME

Ms Grainne O Keeffe
Atrium 36 Broad Lane
Hampton
TW12 3AZ
United Kingdom

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

Consultations:

Internal/External:
Consultee

Expiry Date**Neighbours:**

69 Albury Close, Hampton, TW12 3BB, - 10.06.2021
67 Albury Close, Hampton, TW12 3BB, - 10.06.2021
65 Albury Close, Hampton, TW12 3BB, - 10.06.2021
63 Albury Close, Hampton, TW12 3BB, - 10.06.2021
21 Birchwood Grove, Hampton, TW12 3DU, - 10.06.2021
17 Birchwood Grove, Hampton, TW12 3DU, - 10.06.2021

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

Status: PCO

Application: 21/2006/HOT

Date:

Rear and side ground floor extension. First floor rear extension

Building Control

Deposit Date: 05.03.2007

Extension to circuit Kitchen Main/Supplementary equipotential bonding Dwelling house

Reference: 07/65054/ELECSA

Building Control

Deposit Date: 29.06.2009 Cavity wall insulation

Reference: 09/0149/CWALL

Building Control

Deposit Date: 29.10.2009 Installed a Gas Boiler

Reference: 10/FEN00218/GASAFE

Building Control

Deposit Date: 02.05.2017 Install replacement door in a dwelling

Reference: 17/FEN01010/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): EC

Dated: 23.07.21

I agree the recommendation:

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

Dated:DYF 28/07/21..

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

Application Reference: 21/2006/HOT

Address: 19 Birchwood Grove, Hampton, TW12 3DU,

Proposal	The proposal is for a rear and side ground floor extension. A first floor rear extension. It also seeks to convert the existing garage into habitable living space.
Site description / key designations	The application site is a two storey detached dwelling on the southern side of Birchwood Grove. The property benefits from a long side garage on its eastern elevation. The site is subject to an Article 4 Direction (Basements). It is in Hampton Village. It is in the Queenswood Avenue Estate and West of Hanworth Road Village Character Area 2 in the Hampton Village Planning Guidance. The site is in a Take Away Management Zone.
Recent /Relevant Planning history	None.
Policies	<p>The proposal has been considered having regard to relevant planning policy and guidance, in particular:</p> <p>Local Plan (2018):</p> <ul style="list-style-type: none"> • LP1 Local Character and Design Quality • LP8 Amenity and Living Conditions • LP 45 Parking Standards and Servicing <p>London Plan (2021)</p> <ul style="list-style-type: none"> • D12 Fire Safety <p>Supplementary Planning Documents / Guidance:</p> <ul style="list-style-type: none"> • House Extensions and External Alterations (2015)

	<ul style="list-style-type: none"> • Transport (2020) • Hampton Village Planning Guidance (2017)
Material representations	One observation was received. This did not raise any objections to the proposed development. Concern about construction noise was expressed.
Amendments	None.
Professional comments	<p>The application site has been assessed in relation to the following issues:</p> <ul style="list-style-type: none"> • Character and Design • Neighbour Amenity • Loss of the Garage • Fire Safety <p>Character and Design</p> <p>Policy LP1 Local Character and Design Quality outlines that developments should illustrate “compatibility with local character including the relationship to existing townscape, development patterns, views, local grain and frontages as well as scale, height, massing, density, landscaping, proportions, form, materials and detailing.”</p> <p>The House Extensions and Alterations SPD sets out that “the overall shape, size and position of side and rear extensions should not dominate the existing house or its neighbours.”</p> <p>The host dwelling benefits from a long garage on its eastern side. The proposal seeks to redevelop and infill behind this to create a single storey side/rear extension. It’s width would not run the full width of the house. It would project circa 3m from the proposed two storey rear extension.</p> <p>The proposal sets out to create a two storey rear extension circa 1.5m depth. The two storey aspect would cover the width of the existing house. The design and details would seek to match the existing house in terms of the roof, fenestrations and materials. The SPD states that “two storey side and rear extensions should not be greater than half the width of the original building, to ensure the extension does not over-dominate the building’s original scale and character.” The two storey extension is restricted to the rear and would not be visible from the public highway. Its depth is small in scale in proportion to the host dwelling. Its detailing would be sensitive and respect the character, style and form of the existing structure. The application site is on a large plot. Give the site’s individual context and the design which respects the original form of the host house, this application is deemed acceptable in this instance. It is considered that the proposal is adequately compatible with the original dwelling and its setting in line with LP1.</p> <p>Furthermore, given the siting of the development, it is not considered that the development would cause harm to the appearance of the Queenswood Avenue Estate and West of Hanworth Road Village Character Area 2.</p>

	<p>Loss of the Garage</p> <p>Local Plan Policy LP45 sets out that “the Council will require new development to make provision for the accommodation of vehicles in order to provide for the needs of the development.” The Council’s Transport SPD (2020) sets out that the “dimensions for new or re-built garages are 3.0 x 6.0m. The measurements are clear internal dimensions and will allow most vehicles to park and the doors to open sufficiently for passengers to alight.” The internal width of the existing garage is under 3m (w). It is not fit for purpose to accommodate modern day vehicles. The host dwelling contains a driveway where a car may be parked. As such the loss of the garage would not generate off street parking pressure in the immediate locality. Given the above, the loss of the garage is considered acceptable.</p> <p>Neighbour Amenity</p> <p>Policy LP8 requires all development to “protect the amenity and living conditions for the occupants of new, existing, adjoining and neighbouring properties”. The policy also seeks to “ensure that proposals are not visually intrusive or have an overbearing impact as a result of their height, massing or siting, including through creating a sense of enclosure.”</p> <p>The SPD advises that extensions that create “an unacceptable sense of enclosure or appear overbearing when seen from neighbouring gardens should not be permitted”. The SPD stipulates that “the effect of a single storey extension is usually acceptable if the projection is no further than 4m for a detached property.”</p> <p><u>No. 17</u></p> <p>No. 17 to the east contains two small first floor flank windows. According to the submitted drawings, these serve a bathroom and hallway.</p> <p>In respect to the single storey side/rear extension, projection of the rear extension is circa 3m from the proposed two storey rear extension. The total project would be circa 4.5m. This is deeper than what would normally be supported. However, it would not project beyond the existing garage. It would not alter the property’s relationship with No. 17 Birchwood Grove to the east. No flank windows are proposed. Amenity impacts are not anticipated arising from this part of the development in terms of privacy or overshadowing.</p> <p>The proposed first floor extension would project 1.5m and cover the width of the existing house. The proposal would add some mass on to the rear of the host property, however given the projection is only 1.5m, it is not considered that this is significant to generate an unacceptable level of overshadowing. Furthermore, there is a good degree of separation between properties. No flank windows are proposed. The proposal would not generate an unacceptable amenity impacts on No. 17.</p> <p><u>No. 21</u></p> <p>No. 21 contains 1 first floor flank window. The sites are bordered by a fence. The rear extension is well set in from the boundary with No. 21.</p>
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	<p>In terms of the single storey rear extension, a flank window is proposed on the western elevation, however given the separation distance, negative impacts on privacy arising from this are not anticipated. As noted above its projection is deeper, coupled with the two storey rear extension than what is normally encouraged (at circa 4.5m) however it is well set back from the border with No. 21. As a result, it is not considered that this would be overbearing, dominant or cause overshadowing.</p> <p>The two storey rear extension would be 1.5m (d). It would have no flank windows. The sites are separated by a garage. No. 21 contains one small flank window. Given its siting, the degree of separation, and this modest projection, negative impacts arising from this in terms of privacy or overshadowing are not anticipated.</p> <p>Overall, it is considered that whilst the proposal is not in strict conformity with the SPD's guidelines, the site conditions are such that neighbour amenity impacts would not be generated. The development is considered to be in accordance with LP8.</p> <p>Fire Safety</p> <p>The need for a fire statement became a policy requirement with the recent adoption of the new London Plan. Policy D12A states:</p> <p>In the interests of fire safety and to ensure the safety of all building users, all development proposals must achieve the highest standards of fire safety and ensure that they:</p> <ol style="list-style-type: none">1) identify suitably positioned unobstructed outside space: a) for fire appliances to be positioned on b) appropriate for use as an evacuation assembly point2) 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 measures3) are constructed in an appropriate way to minimise the risk of fire spread4) provide suitable and convenient means of escape, and associated evacuation strategy for all building users5) develop a robust strategy for evacuation which can be periodically updated and published, and which all building users can have confidence in6) provide suitable access and equipment for firefighting which is appropriate for the size and use of the development. <p>A Fire Safety Plan has been supplied on 03 Jun 2021 '007 Fire Safety Plan'. It is considered that this is adequate to meet the requirements of D12A. 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>Observation</p> <p>As noted above, one observation was received. This raised concern about construction noise. Given the scale of development a construction Management Plan would not be required.</p>
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Recommendation	Approve subject to conditions and informatives.
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