

Application reference: 21/2038/HOT BARNES WARD

Date application received	Date made valid	Target report date	8 Week date
07.06.2021	08.06.2021	03.08.2021	03.08.2021

Site:

279 Lonsdale Road, Barnes, London, SW13 9QB

Proposal:

- Replacement of existing front dormer glazing with new timber frame double glazed windows to match existing and the addition of glazing to the sides of the front dormer.
- Waste & Recycle Store within the front garden.
- Replacement of existing rear dormer glazing with new timber frame double glazed windows to match existing.
- Bicycle storage shed within the rear garden.
- Creation of small dormer within the rear roof slope.
- Replacement of existing landing rooflight with new rooflight in the same location.
- Insertion of three new rooflights

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

APPLICANT NAME

Mr & Mrs Marke & Nancy Raines
279, Lonsdale Road
Barnes
London
SW13 9QB

AGENT NAME

Mr Mubeen Akhtar
129 Kew Road
Michael Jones Architects
RICHMOND
TW9 2PN
United Kingdom

DC Site Notice: printed on 09.06.2021 and posted on 18.06.2021 and due to expire on 09.07.2021

Consultations:

Internal/External:

Consultee

Expiry Date

Neighbours:

277 Lonsdale Road, Barnes, London, SW13 9QB, - 09.06.2021
60 Nassau Road, Barnes, London, SW13 9QE, - 09.06.2021
281 Lonsdale Road, Barnes, London, SW13 9QB, - 09.06.2021

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

Status: PCO

Date:

Application: 21/2034/PS192

Erection of ground floor rear extension

Development Management

Status: PCO

Date:

Application: 21/2038/HOT

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Contact Officer	Jack Davies
Target Determination Date	03/08/21

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 property is a three-storey semi-detached property located on the eastern side of Lonsdale Road. The property is located within the Barnes Green Conservation Area however does not benefit from any form of national or local listing. The site is within Floodzones 2 and 3.

3. DESCRIPTION OF THE PROPOSAL AND ANY RELEVANT PLANNING HISTORY

The description of the proposals is listed above.

Relevant planning history as below:

02/1056 – Proposed three-storey and single-storey rear extensions including conversion and alterations to existing housing and garage to provide 4-bedroom house. **Granted**

20/0881/FUL - Reversion of the existing dwelling into two semi-detached residential dwelling houses. **Granted**

4. CONSULTATIONS CARRIED OUT

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

1 x objection was received raising concerns of overlooking due to the introduction of another rooflight.

Additional elevation drawings were submitted of the proposed bike store. The scheme was also amended, omitting the proposed rendering of the rear façade and the proposed tile alterations to the front façade. Both were not included in the original description of development and therefore it was not considered necessary to renotify neighbours.

5. MAIN POLICIES RELEVANT TO THE DECISION

NPPF (2021)

The key chapters applying to the site are:

- 4. Decision-making
- 12. Achieving well-designed places
- 16. Conserving and enhancing the historic environment

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)

- Policy D1 – London’s form, character and capacity for growth
- Policy D3 – Optimising site capacity through design led approach
- Policy D4 – Delivering good design
- Policy D12 – Fire Safety
- Policy T7 – Deliveries, servicing and construction

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
Impact on Heritage Assets	LP3	Yes
Impact on Amenity	LP8	Yes
Impact on Flood Risk	LP21	Yes

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
- Village Plan – Barnes Village Planning Guidance
- Conservation areas

These policies can be found at:

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

Determining applications in a Conservation Area

In considering whether to grant planning permission with respect to any buildings or other land in a conservation area, Section 72 of the Planning (Listed buildings and Conservation Areas) Act 1990 requires that special attention shall be paid to the desirability of preserving or enhancing the character or appearance of the Conservation Area. In this context, "preserving", means doing no harm.

To give effect to that duty, decisions of the court have confirmed that for development proposed to be carried out in a conservation area, a decision-maker should accord "considerable importance and weight" to the desirability of preserving or enhancing the character or appearance of the conservation area, when weighing this factor in the balance with other material considerations which have not been given this special statutory status. This creates a strong presumption against granting planning permission where harm to the character or appearance of a conservation area is identified. The presumption can be rebutted by material considerations powerful enough to do so.

In applications where the decision-maker is satisfied that there will be no harm to the character or appearance of a conservation area, the statutory presumption against granting planning permission described above falls away. In such cases the development should be permitted or refused in accordance with the policies of the development plan and other material considerations.

6. EXPLANATION OF OFFICER RECOMMENDATION

The key issues for consideration are:

- i Design and impact on local character and heritage assets
- ii Impact on Neighbour Amenity
- iii Flood Risk
- iv Fire Safety

Issue i - Design and impact on heritage assets

Local Plan Policy LP1 states that *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*

Local Plan Policy LP3 states that The Council will require development to conserve and, where possible, take opportunities to make a positive contribution to, the historic environment of the borough. Development proposals likely to adversely affect the significance of heritage assets will be assessed against the requirement to seek to avoid harm and the justification for the proposal.

The proposal is for:

- Replacement of existing front dormer glazing with new timber frame double glazed windows to match existing and the addition of glazing to the sides of the front dormer.
- Waste & Recycle Store within the front garden.
- Replacement of existing rear dormer glazing with new timber frame double glazed windows to match existing.
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The replacement glazing to the front dormer is similar to that existing, albeit slightly larger. The small increase in size is not considered to create a front dormer which is overly dominant, or that appear out of scale with the existing roof. Likewise, the replacement glazing to the rear dormer is considered to maintain the existing character and would not be harmful to the character of the conservation area. The dormer windows are to be timber framed which is considered to be sympathetic to the sensitive locality.

The new dormer to the rear roof slope is sited and designed so it does not dominate the host roof. It is noted that the semi detached pair (No.281) benefits from a similarly proportioned and sited dormer and therefore the proposal would improve the symmetry of the pair. The dormer is to be constructed with a lead roof and lead cladding, which will also match the neighbour. There is no objection to the rear dormer.

The waste and recycling storage is located within the front garden, however is modestly proportioned and will be mostly sited underneath the existing front boundary treatment. The materials are to be timber, which is considered to be appropriate for the context.

The proposed bike store is discreetly located to the rear of the property and is not readily visible from the street. The bike store is sited beneath the existing boundary treatment and is constructed in appropriate timber material.

The proposed skylights are to be velux style and are not considered to be cluttered. There is no objection.

As above the scheme is considered to satisfy Local plan Policy LP1 and LP3.

Issue ii- Impact on Neighbour Amenity

Local Plan Policy LP 8 states *All development will be required to protect the amenity and living conditions for occupants of new, existing, adjoining and neighbouring properties.*

The proposed rear dormer is modestly proportioned and does not result in adverse impact to sunlight to any neighbouring property. The proposed rear dormer is in close proximity to the neighbouring rear dormer at No.281. From review of historic plans this dormer does not benefit from windows and therefore the proposal will not be overbearing to this property.

The proposed bin and cycle store are modestly proportioned and will not result in adverse impact to neighbours amenity.

An objection was received in regards to overlooking. There are various rear dormers in the locality and therefore a degree of mutual overlooking currently exists. Notwithstanding this, it is not considered that the fenestration alterations result in additional views being afforded. The rooflights to the rear is skywards facing and would provide minimal views of neighbouring properties. Side facing fenestration is considered necessary to condition to protect amenity.

Given the above, it is considered that the amenity of neighbours will not be adversely impacted, satisfying Local Plan Policy LP 8.

Issue iii – Flood Risk

The scheme is submitted with a Flood Risk Assessment. The ground floor alterations are minor additions which would not need foundations, nor require substantial groundwork. It is not considered that the risk of flooding would increase as a result.

Local plan Policy LP21 is considered satisfied.

Issue iii - Fire Safety

Policy D12 – Fire Safety states:

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:

- 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 supporting text explicitly asks applicants to :

- a. demonstrate on a site plan that space has been identified for the appropriate positioning of fire appliances. These spaces should be kept clear of obstructions and conflicting uses which could result in the space not being available for its intended use in the future.*
- b. show on a site plan appropriate evacuation assembly points. These spaces should be positioned to ensure the safety of people using them in an evacuation situation.*

The applicant has submitted a fire safety statement. The document outlines an evacuation strategy and provisions for fire equipment and are considered to satisfy London Plan Policy D12.

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.

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 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

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): ...DAV..... Dated:30/07/21.....

I agree the recommendation:

This application has been subject to representations that are contrary to the officer recommendation. The Head of Development Management / South Area Team Manager has considered those representations and concluded that the application can be determined without reference to the Planning Committee in conjunction with existing delegated authority.

South Area Team Manager: 

Dated:02.08.2021.....