

## Application reference: 21/2087/HOT EAST SHEEN WARD

Date application received	Date made valid	Target report date	8 Week date
09.06.2021	10.06.2021	05.08.2021	05.08.2021

**Site:**

81 Queens Road, East Sheen, London, SW14 8PH

**Proposal:**

Proposed single-storey side/rear extension

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

**APPLICANT NAME**

Cunningham  
81, Queens Road  
East Sheen  
London  
SW14 8PH

**AGENT NAME**

Other More Space  
112 Gunnersbury Avenue  
Ealing  
London  
W5 4HB  
United Kingdom

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

**Consultations:**

**Internal/External:**

**Consultee**

**Expiry Date**

**Neighbours:**

7 Avenue Gardens, East Sheen, London, SW14 8BP, - 11.06.2021  
83 Queens Road, East Sheen, London, SW14 8PH, - 11.06.2021  
79 Queens Road, East Sheen, London, SW14 8PH, -  
6 Avenue Gardens, East Sheen, London, SW14 8BP, - 11.06.2021

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

Status: GTD Application: 17/1635/PS192  
Date: 07/06/2017 L-shaped rear dormer and 2 no. rooflights to front slope.

Development Management

Status: PCO Application: 21/2087/HOT  
Date: Proposed single-storey side/rear extension

Building Control

Deposit Date: 08.06.2017 Loft conversion with rear dormer and dormer over rear addition roof and associated works

Reference: 17/1181/IN

Building Control

Deposit Date: 16.11.2017 Install a gas-fired boiler  
Reference: 17/FEN03612/GASAFE

Building Control

Deposit Date: 22.10.2017      Install replacement windows in a dwelling  
Reference: 18/FEN00050/FENSA

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Building Control

Deposit Date: 08.01.2018      Install one or more new circuits  
Reference: 18/NAP00028/NAPIT

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<b>Application Number</b>	<b>21/2087/HOT</b>
<b>Address</b>	<b>81 Queens Road</b>
<b>Proposal</b>	<b>Proposed single-storey side/rear extension</b>
<b>Contact Officer</b>	<b>Wendy Wong Chang</b>
<b>Target Determination Date</b>	<b>05/08/2021</b>

## 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 site relates to a two storey mid-terraced property with accommodation in the roof situated on the eastern side of Queens Road. It is designated as follows:

- Article 4 Direction restricting basement developments
- Main Centre Buffer Zone (East Sheen Town Centre Boundary Buffer Zone)
- Protected View (Indicative Zone) (View 7 RICHMOND PARK TOWARDS ST PAULS CATHEDRAL)
- Surface Water Flooding (Area Susceptible to) - Environment Agency
- Village (East Sheen Village)
- Village Character Area (Grosvenor Avenue / West of Alexandra Road - Character Area 8 East Sheen Village Planning Guidance)

## 3. DESCRIPTION OF THE PROPOSAL AND ANY RELEVANT PLANNING HISTORY

Planning permission is sought for a single storey side/rear extension

There is no relevant history on this site.

## 4. CONSULTATIONS CARRIED OUT

The list of neighbours notified of this application are listed above. A letter of objection has been received and comments can be summarised as follows:

- Block light
- Unacceptable depth

## 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

These policies can be found at:

[https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment\\_data/file/1005759/NPPF\\_July\\_2021.pdf](https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/1005759/NPPF_July_2021.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
Protected Views and Vistas	LP5	Yes
Impact on Amenity and Living Conditions	LP8	Yes
Flood risk	LP21	Yes

These policies can be found at

[https://www.richmond.gov.uk/media/15935/adopted\\_local\\_plan\\_interim.pdf](https://www.richmond.gov.uk/media/15935/adopted_local_plan_interim.pdf)

### Supplementary Planning Documents

House Extension and External Alterations

East Sheen Village Planning Guidance

These policies can be found at:

[https://www.richmond.gov.uk/services/planning/planning\\_policy/local\\_plan/supplementary\\_planning\\_documents\\_and\\_guidance](https://www.richmond.gov.uk/services/planning/planning_policy/local_plan/supplementary_planning_documents_and_guidance)

## 6. EXPLANATION OF OFFICER RECOMMENDATION

The key issues for consideration are:

- i) Design and impact on heritage assets
- ii) Neighbour Amenity
- iii) Views and vistas
- iv) Flood Risk
- v) Fire Safety

### 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.*

The proposed single storey side/rear extension will be constructed in materials to match existing and by reasons of combined acceptable siting, depth, height and width is considered to be proportionate and harmonise with the appearance of the host property and the locality in general.

Similar single storey infill extensions are evident in the locality as such the proposal will be in keeping with the pattern of development in the locality.

Whilst the large critical style glazing on the rear elevation offers a more contemporary appearance, given its design, it would appear as an obvious extension ensuring the original form can still be appreciated. In addition, there is no uniformity to the design of single storey side/rear extensions in the locality as such, given its ground floor siting, it is not considered to result in an incongruous design.

The proposal will comply with policy LP1 of the Local Plan.

### 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 SPD 'House Extensions and External Alterations' states that the effect of a single storey extension is usually acceptable if the projection is no further than 3m for terraced properties. However, the final test of acceptability will depend on the particular circumstances on the site, which may justify greater rear projection. Paragraph 3.1.4 states infill extensions to Victorian properties are fairly typical around the borough. In such instances, where the depth exceeds that outlined above, the eaves height should be limited to 2.2m to mitigate the sense of enclosure.

In view of the siting, the properties likely to be impacted by the proposal is no. 79, to the north and 83 to the south as well as properties fronting Avenue Gardens.

Given the distance and ground floor siting of the proposal, no harm is identified to the properties fronting Avenue Gardens.

No. 83 benefits from a similar side/rear extension (granted under 14/4269/HOT), which protrudes approx. 3.7m from the rear elevation of the outrigger. The proposal will align with the existing side/rear extension, as such no material harm is envisaged.

No. 79 benefits from a conservatory to the rear of the outrigger but does not benefit from any alterations along the common boundary. Whilst the proposed extension will exceed 3m depth as recommended by the SPD, the eaves is reduced to 2.2m max. along the common boundary to mitigate potential harm to the amenity of this occupant in term of overbearingness and sense of enclosure. Given a lightwell is being introduced from the recessed rear elevation, it is not considered the proposal will appear overbearing or visually intrusive from the rear access door at no. 79.

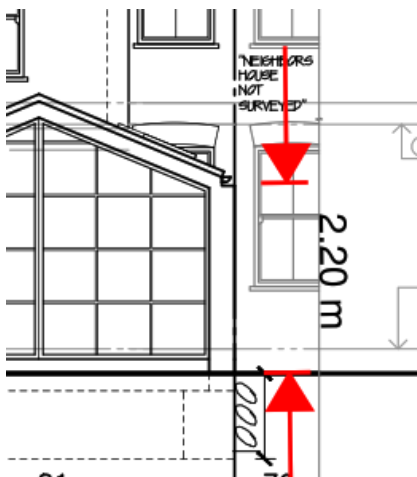


Figure 1: Extract from Proposed Rear Elevation

Whilst concerns have been raised to the loss of light, it is noted that majority of the light is already blocked by the two storey outrigger as such the proposed single storey addition will not materially increase the harm in this respect.

Use will remain in residential use and no material increase in harm is identified.

Overall, the proposal would safeguard the amenity of the nearby occupants.

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

### **Views and vista**

Given siting at ground floor level, the proposal will not impact on the protected views.

### **Flood Risk**

The site is situated in an area susceptible to surface water flooding. A flood risk assessment has been submitted confirming that the floor levels within the proposed development will be set no lower than the existing levels, and flood proofing of the proposed development will be incorporated where appropriate.

It is also noted that majority of the proposed extension will be sited on an area of existing hardsurfacing

therefore the scheme is not considered to increase the risk of flooding in the locality.

**Fire Safety**

London Plan policy D12 requires the submission of a Fire Safety Statement on all planning applications. A Fire Safety Statement was received by the Council. 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

**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): .....WWC.....


Dated: .....05/08/21.....

**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

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conjunction with existing delegated authority.

South Area Team Manager: .....  .....

Dated: .....06.08.2021.....