

Application reference: 21/1598/HOT EAST SHEEN WARD

Date application received	Date made valid	Target report date	8 Week date
05.05.2021	06.05.2021	01.07.2021	01.07.2021 EOT agreed 12/08/2021

Site:

16 Shottfield Avenue, East Sheen, London, SW14 8EA

Proposal:

The removal of the existing roof extensions and rear extensions and erection of a part single, part two storey rear extension with a rear dormer roof extension. Proposed front porch

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

APPLICANT NAME

Mr Arora
16, Shottfield Avenue
East Sheen
London
SW14 8EA

AGENT NAME

Mr Bryan Staff
Wigglesworth House
69 Southwark Bridge Road
LONDON
SE1 9HH

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

Consultations:

Internal/External:
Consultee

Expiry Date

Neighbours:

17 Shottfield Avenue, East Sheen, London, SW14 8EA, - 08.05.2021
15 Shottfield Avenue, East Sheen, London, SW14 8EA, - 08.05.2021
12 Shottfield Avenue, East Sheen, London, SW14 8EA, - 08.05.2021
18 Shottfield Avenue, East Sheen, London, SW14 8EA, - 08.05.2021
9 Gordon Avenue, East Sheen, London, SW14 8DZ, - 08.05.2021
81 South Worples Way, East Sheen, London, SW14 8NG, - 08.05.2021

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

Status: GTD Application: 02/2179
Date: 31/01/2003 Proposed 2 Storey Side Extension And Roof Extension Including 3no. Rear Dormers.

Development Management

Status: GTD Application: 97/1068
Date: 23/06/1997 Rear Conservatory Extension

Development Management

Status: GTD Application: 97/2181
Date: 20/11/1997 Single Storey Side Extension.

Development Management

Status: REF Application: 20/2891/HOT
Date: 15/01/2021 Removal of the existing roof extensions and rear extensions and erection of a part single, part two storey rear extension with basement and roof

extensions to the rear roof plane. 3 no. rooflights to front roof slope.

Development Management

Status: PCO

Date:

Application:21/1598/HOT

The removal of the existing roof extensions and rear extensions and erection of a part single, part two storey rear extension with a rear dormer roof extension.

Building Control

Deposit Date: 30.04.2003

Reference: 03/0836/BN

Three storey side extension & loft conversion

Building Control

Deposit Date: 16.05.1997

Reference: 97/0711/BN

Single storey rear extension and first floor cloaks, removal partition at first floor, and through room.

Building Control

Deposit Date: 02.07.1999

Reference: 99/1132/BN

Single storey side extension

Building Control

Deposit Date: 11.09.2017

Reference: 17/1815/BN

Removal of internal wall

Application Number	21/1598/HOT
Address	16 Shottfield Avenue, East Sheen SW14 8EA
Proposal	The removal of the existing roof extensions and rear extensions and erection of a part single, part two storey rear extension with a rear dormer roof extension. Proposed front porch
Contact Officer	Jack Davies
Target Determination Date	13/07/21

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 two storey, semi-detached dwelling located on the western side of Shottfield Avenue. No relevant planning designations affect the property.

3. DESCRIPTION OF THE PROPOSAL AND ANY RELEVANT PLANNING HISTORY

The proposal is for the removal of the existing roof extensions and rear extensions and erection of a part single, part two storey rear extension with a rear dormer roof extension. Proposed front porch

The relevant planning history is as follows:

- 97/1068 - Rear Conservatory Extension. Approved
- 97/2181 - Single Storey Side Extension. Approved
- 02/2179 - Proposed 2 Storey Side Extension and Roof Extension Including 3no. Rear Dormers. Approved
- 20/2891/HOT - Removal of the existing roof extensions and rear extensions and erection of a part single, part two storey rear extension with basement and roof extensions to the rear roof plane. 3 no. rooflights to front roof slope. Granted

Reasons:

Design: The proposed first floor rear extension and roof extensions due to their combined siting, design, width and coverage would represent an overly dominant, prominent and incongruous form of development that would effectively dominate the host property to the detriment of the design quality and character of the locality. The scheme is therefore contrary to, in particular to Local Plan Policy LP1 of the Local Plan (2018) and Supplementary Planning Document 'House Extensions and External Alterations'.

Basement: The proposed basement, by reason of its combined siting, depth, lack of minimum 1m naturally draining permeable soil and lack of 200mm drainage layer above the part of the basement beneath the garden area represents a cramped form of overdevelopment of the site with potential drainage implications failing to comply with, in particular, policy LP11 of the Local Plan (2018).

4. CONSULTATIONS CARRIED OUT

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

No representations received.

The scheme was altered, removing the gabled roof from the two storey rear extension and incorporating

additional dormer. The drawings were also amended to rectify discrepancies. The DoD was amended to reflect the proposed front porch. Neighbours were reconsulted and no representations were received.

5. MAIN POLICIES RELEVANT TO THE DECISION

NPPF (2019)

The key chapters applying to the site are:

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/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 D6 – Housing quality and standards
- Policy D12 – Fire Safety

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 Amenity and Living Conditions	LP8	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 – 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

6. EXPLANATION OF OFFICER RECOMMENDATION

The key issues for consideration are:

- i Design and impact on local character
- ii Impact on Neighbour Amenity
- iii Fire Safety

Issue i - Design and impact on local character

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

The scheme proposes the removal of the existing roof extensions and rear extensions and erection of a part single, part two storey rear extension, roof extensions to the rear roof slope. Each part of the scheme is addressed below.

First floor rear extension

The Councils' adopted Supplementary Planning Document (SPD) 'House Extensions and External Alterations' encourages the overall shape, size and position of side and rear extensions should not dominate the existing house or its neighbours. They should harmonise with the original appearance.

The SPD also 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 House Extensions SPD states *that extensions that are integrated with the house which can work well with detached houses and sometimes on the end of uniform terraces. Alternatively the extension is made to appear as an obvious addition which is subordinate to the main structure, so that the original form can still be appreciated.*

The proposed first floor extension has been designed to be subservient to the host dwelling as it is sited beneath the eaves and is half the width of the host dwelling. The proposed materials will match existing and the new first floor fenestration will be of similar design to those which exist on this floor. It is noted that there are a few examples of first floor extensions in the locality and therefore the proposal will not appear as an alien feature. The first floor extension is considered that satisfy Local Plan Policy LP1.

Proposed roof extensions

There is no objection to the proposed removal of the existing roof extensions.

The proposed roof extensions are set up from the eaves, down from the ridge and in from the sides of the existing roof, thereby allowing the existing roof form to be appreciated. The dormer windows are of similar style and are smaller than the windows on the first floor. The proposed dormer will also be constructed in roof tiles to match the existing roof which is acceptable. The roof extensions are considered to satisfy Local plan Policy LP1.

Proposed ground floor extension

The proposed ground floor appears to be subservient to the host dwelling as it is located below the first-floor fenestration. The materials are to match the existing house and therefore there is no objection as it is discreetly located. The proposed ground floor extension is considered to satisfy Local Plan Policy LP1.

Proposed Front Porch

The proposed front porch extends the main body of the property from the front elevation at ground floor. The porch would appear subservient to the host dwelling and it is noted that there are several different styles of porches in the locality, including the properties semi-detached pair. It is therefore not considered that the proposal would appear uncharacteristic nor out of scale. The windows are of similar style to existing and the roof will be conditioned to match that existing. The porch satisfies Local Plan Policy LP1.

Issue ii- Impact on Neighbour Amenity

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

Impact to No.18 Shottfield Avenue

The proposed plans do not show the existing layout of No.18, however it would appear from investigating historic plans at this property that the proposed ground floor rear extension projects approximately 2.3m from the rear elevation of No.18, which appears to be marginally compliant with the BRE 45 degree rule. It is also noted that the scheme is located to the north of No.18 and therefore direct sunlight should not be impacted for most of the day. Given the modest height, the ground floor extension is not considered to be overbearing to No.18. Owing to the separation between the properties the first floor extension it is not considered to be overbearing nor cause sunlight issues. There is a mutual degree of overlooking which occurs between

developments in this locality and the additions to the roof are not considered to create further opportunities which are unreasonable.

Impact to No.12 Shottfield Avenue

No.12 currently benefits from a rear extension. The proposed ground floor rear extension would extend a modest distance past that existing at No.12. There is also an existing gap between the properties. Given this, and the modest height of the proposed extension it is not considered that the proposed ground floor rear extension will compromise sunlight nor would it be overbearing to No.12. The first floor extension, is sited similarly to that existing, albeit projects slightly further to the rear. The applicant has submitted a plan which demonstrates that the BRE 45 degree rule is passed and given the existing gap between the properties it is not expected that the first floor and roof extension will be unreasonably overbearing nor would it compromise sunlight.

Given the scheme will remain in residential use it is not considered that noise will increase unreasonably.

The scheme is considered to satisfy Local Plan Policy LP8.

Issue iii – Fire Safety

Council note that the new London Plan (2021) has recently been adopted. Of particular relevance is Policy D12 Fire Safety.

Policy D12 states that :

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.*

A Fire Safety Statement has been submitted. This document addresses the points above in the London Plan and makes note that the evacuation point and space for fire appliances are on the street in front of the dwelling. This is considered to satisfy the aims and objectives of London Plan Policy D12.

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): ...DAV..... Dated:11/08/21.....

I agree the recommendation:



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

Dated:11/08/2021.....

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: