

Application reference: 21/1676/HOT
HAM, PETERSHAM, RICHMOND RIVERSIDE WARD

Date application received	Date made valid	Target report date	8 Week date
12.05.2021	16.06.2021	11.08.2021	11.08.2021 EOT: 27.08.2021

Site:

31 Ham Farm Road, Ham, Richmond, TW10 5NA

Proposal:

Demolition of single storey side extensions/garage. Proposed two storey side/rear and front extensions, first floor rear extension, alteration of two storey rear flat roof to pitched roof

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

APPLICANT NAME

Patrick Roberts
31, Ham Farm Road
Ham
TW10 5NA

AGENT NAME

Lee Richardson
426A LIMPSFIELD ROAD
WARLINGHAM
CR6 9LA
United Kingdom

DC Site Notice: printed on 18.06.2021 and posted on 25.06.2021 and due to expire on 16.07.2021

Consultations:

Internal/External:

Consultee
14D Urban D

Expiry Date
02.07.2021

Neighbours:

4 BARNFIELD AVENUE, KINGSTON UPON THAMES, KT2 5RE -
6 Ham Farm Road, Ham, Richmond, TW10 5LZ -
33 Ham Farm Road, Ham, Richmond, TW10 5NA, - 18.06.2021
35 Ham Farm Road, Ham, Richmond, TW10 5NA, - 18.06.2021
29 Ham Farm Road, Ham, Richmond, TW10 5NA, - 18.06.2021
8 BARNFIELD AVENUE, KINGSTON UPON THAMES, KT2 5RE -
27 Ham Farm Road, Ham, Richmond, TW10 5NA -
1 NORTHWEALD LANE, KINGSTON UPON THAMES, KT2 5GL -
12 Dryden Court, Parkleys, Ham, Richmond, TW10 5LJ -
10 Milton Court, Parkleys, Ham, Richmond, TW10 5LY -
10 Marlowe Court, Parkleys, Ham, Richmond, TW10 5LR -

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

Development Management

Status: GTD Application: 65/1746
Date: 10/01/1966 Extension of house to provide bedroom, bathroom, etc.

Development Management

Status: REF Application: 16/4811/HOT
Date: 30/05/2017 Demolition of garage and construction of new 2 storey side extension. Re-location of front door from side of porch to front of porch.

Development Management

Status: REF Application: 17/2553/HOT
Date: 19/09/2017 Demolition of the existing single-storey garage and construction of a new

two-storey side extension. Relocation of the front door from the side of the porch to the front of the porch.

Development Management

Status: RNO

Date: 19/12/2017

Application: 17/T0787/TCA

T1 - Winter Flowering Cherry - Fell to Ground Level and Replace T2 - Cypress - Fell to Ground Level and Replace

Development Management

Status: RNO

Date: 09/06/2021

Application: 21/T0391/TCA

T1 - Lawson Cypress, 50% dead crown, fell and replace with better specimen in another location, Maple or similar. T2 - Holly, Risk of damage to swimming pool, tree was planted as a shrub and is now far too large and constantly dropping leaves into the pool posing risk to infants, also risk to bare feet around pool surround, fell tree and replant with more suitable species in another location such as ornamental Malus. T3 - Dead Silver Birch - Fell T4 - Lawson Cypress - Very suboptimal form, scruffy looking tree in raised planter at rear, Fell and replace with better species, Maple or similar in another location. T5 - Cherry Laurel, prune back towards fence by up to 1m as it is growing excessively into the useable space adjacent to the swimming pool.

Development Management

Status: PDE

Date:

Application: 21/1676/HOT

Demolition of single storey side extensions/garage. Proposed two storey side/rear and front extensions, first floor rear extension, alteration of two storey rear flat roof to pitched roof

Building Control

Deposit Date: 19.07.2017

Install a gas-fired boiler

Reference: 17/FEN02562/GASAFE

Enforcement

Opened Date: 29.04.2021

Enforcement Enquiry

Reference: 21/0173/EN/UBW

Application Number	21/1676/HOT
Address	31 Ham Farm Road, Ham, TW10 5NA
Proposal	Demolition of single storey side extension/garage. Proposed two storey side/rear and front extension, first floor rear extension, alteration of two storey rear flat roof to pitched roof.
Contact Officer	Sarah Griffee
Target Determination Date	11.08.2021 EOT: 27.08.2021

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 application site is located to the south side of Ham Farm Road and south east of Ham Common. It is a detached 2 storey property formed of brick to the ground floor and white painted timber cladding to the first floor. An integrated garage is present to the left hand side, adjacent to the neighbouring bungalow.

The application site is situated within Ham Village and is designated as:

- Article 4 direction restricting basement development
- Parkleys Estate Ham Conservation Area
- Area Susceptible to Surface Water Flooding

3. DESCRIPTION OF THE PROPOSAL AND ANY RELEVANT PLANNING HISTORY

This application seeks permission for the demolition of a single storey side extension/garage and proposes a two storey side/rear and front extension, first floor rear extension, alteration of two storey rear flat roof to pitched roof.

The comprehensive list of planning history can be found above however the most relevant planning history is as follows:

17/2553/HOT – Demolition of existing single storey garage and construction of a new two-storey side extension. Relocation of the front door from the side of the porch to the front of the porch. Refused: 19.09.2017

16/4811/HOT – Demolition of garage and construction of new 2 storey side extension. Relocation of front door from side of porch to front of porch. Refused: 30.05.2017

65/1746 – extension of house to provide bedroom, bathroom etc. Granted: 10.01.1996

4. CONSULTATIONS CARRIED OUT

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

4 letters of objection have been received and the comments can be summarised as follows:

- Sensitive site as part of Parkleys Conservation Area and back onto Grade II Listed estate
- Houses have modest appearance with brickwork, timber and clay hung tiles
- Front elevation (two storey glazed entrance) would be out of keeping with surrounding properties and original design of house
- Plans show creation of balcony and large amounts of glazing which will overlook neighbouring gardens and houses
- Limited materials information
- Inappropriate design in Conservation Area and context of Grade II Listed Estate
- Verge and dwarf wall in front garden should be retained
- Loss of intended consistent features e.g. size of properties and harmony
- Proposal is unsympathetic to the Conservation Area
- Use of render or UPVC is inappropriate
- Overdevelopment
- Previous similar application was refused as should this one be

Neighbour amenity considerations are assessed under Section 6 (impact on neighbour amenity) in the report below.

2 letter of support has been received and the comment can be summarised as follows:

- Add contemporary architecture
- Will be an asset to the road
- Provide context to huf haus constructed in locality
- Road benefits from diversity including contemporary designs
- Removes harmful features such as flat roof and previous extensions

3 letters of observation have been received and the comments can be summarised as follows:

- Submitted drawings are inaccurate and incorrectly labelled e.g. existing front elevation shows a two storey side extension which doesn't exist
- Number of applications submitted on same road
- Concern regarding lack of co-ordination in regard to highways and traffic
- Concern that lorries can't route through Parkleys Estate, particular with parked cars on side of roads
- Request a TMO is put in place to ensure highways and pedestrian safety
- Site can be seen from public viewpoints such as path on corner which leads to Church Row

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)

The main policies applying to the site are:

- Policy D4 Delivering Good Design
- Policy D12 Fire Safety
- Policy HC1 Heritage Conservation and Growth

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		No
Impact on Designated Heritage Assets	LP3		No
Impact on Non-Designated Heritage Assets	LP4		No
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

Ham and Petersham Neighbourhood Plan (2019)

The main policies applying to the site are as follows:

Issue	Plan Policy	Compliance	
Protecting Green Character	C1	Yes	

These policies can be found at

https://www.richmond.gov.uk/media/16749/hpn_plan_2018_to_2033_january_2019.pdf

Supplementary Planning Documents

- Buildings of Townscape Merit
- House Extension and External Alterations

These policies can be found at:

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

Other Local Strategies or Publications

Other strategies or publications material to the proposal are:

Parkleys Estate Ham Conservation Area Statement
Article 4 Direction restricting basement development

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 heritage assets
- ii Impact on Neighbour Amenity
- iii Flood Risk
- iv Fire Safety
- v Trees and Ecology

Issue i - Design and impact on heritage assets

The application site is not statutorily listed or a designed Building of Townscape Merit (BTM) but neighbours a BTM to the south (No.33 Ham Farm Road) and forms part of the Parkleys Estate Conservation Area. As such, great weight shall be given to the preservation of heritage assets and their settings in accordance with policies LP3, LP4 and the NPPF.

Background

The Parkleys Estate Conservation Area Statement sets out that the area was formerly agricultural land with the area then being characterised by 1950's planned development via the Parkleys Estate being developed in 1954-55. Further detached houses along Ham Farm Road were developed between 1955-56. The Parkleys Estate itself (to the rear of the application site) has since been designated as Grade II Listed due to its historic and architectural interest. Other key characteristics of the areas include the retention of existing trees, the high standard of hard and soft landscaping and the well-conceived series of spaces and views which are an important and integral part of overall design.

The issues of the conservation area include the loss of traditional architectural features and materials due to unsympathetic alterations and the maintenance of the balance between mature landscape and resident's amenity. The opportunities for enhancement are therefore the preservation, reinstatement and enhancement of architectural quality and unity and the improvement and protection of landscape settings.

In regard to Ham Farm Road in particular, this area was included as part of the conservation area due to its historical association as it was designed by the same architect (Eric Lyons) as the Parkleys Estate. As such, it is important to retain the individual character of the site including the landscape setting. For example, the garden directly fronting the road provides greenery and softens the appearance of the area. This in combination with the green space on the opposite side of the road, the gardens sizes associated with each plot and the tree presence all contribute to the semi-rural character of the area. The spacing between the dwellings is also important creating a rhythm within the streetscene and allowing views of the greenery in the rear gardens. While some extensions to the Ham Farm Road properties have been undertaken, these are largely sympathetic to the original design and materials.

In this instance, historic maps show that this application site was one of the original houses on Ham Farm Road. While the property has been extended to the rear and has replacement UPVC windows and cladding, it retains its original form and main features are retained. For example, the simple main plan form, pitched roof, window arrangement, concealed entrance porch, prominent chimney stacks, side garage, large rear garden and the front garden extending directly to the street.

The proposal seeks to extend the front elevation by forming a two-storey front gable, extend to the side elevation by forming a two storey side extension and it is proposed to form a full width rear extension with gable feature and Juliette balconies which, in turn, increase the depth of the side elevations such that they have a double gable formation.

Demolition of Existing Built Form

The single storey built form including the garage to the side of the application site abutting No.33 Ham Farm Road is proposed to be demolished. While no demolition plans have been submitted, it is evident from the scale of proposed extensions and alterations that a significant proportion of the existing elevations will be demolished or altered. For example, the proposal will result in the loss of simple main plan form, the modest appearance, pitch of the roof, window arrangements, concealed entrance porch and side garage which are all important features of the existing property.

As such, the scale of demolition for a proposal which is seeking to extend provides evidence of overdevelopment of the host dwelling.

Proposed Extensions

The SPD on House Extensions and External Alterations sets out that alterations should avoid visual confusion and sets out a presumption in favour of reflecting the existing character and detailing and retaining the original architecture which should always be the reference point when considering any changes. In regard to side and rear extensions, the SPD sets out that the overall shape, size and position of side and rear extensions should not dominate the existing house or its neighbours. Options are either for the extension to integrate with the host dwelling or to be formed such that it is an obvious subordinate addition.

The size and scale of the proposed extensions are two storey which is the height of the host dwelling. While the ridge lines are set down from that of the host dwelling, this is only to a minor extent and so does not achieve a truly subservient appearance. However, the extensions by reason of their form and design are also not considered to successfully integrate with the host dwelling. While the roof of the extensions is proposed to be pitched, the varying ridge heights add visual confusion to the roof form and width of the proposed gable features and their roof pitches fail to form any symmetry or continuity. Further to this, the design, particularly of the front and rear extensions, does not reflect, nor is sympathetic to the original nature of the host dwelling.

In regard to the front elevation alterations, the side and front two storey extensions, when considering individually are less than half the width of the original dwellinghouse. However, the SPD states that the purposes of this guidance is to ensure the extension does not over-dominate the building's original scale and character. The cumulative impact of both side and front extensions which would be viewed together in the streetscene, would exceed more than half the width of the original dwellinghouse. As such, the cumulative impact of these additions are considered disproportionate and over-scaled, dominating the original building. This impact is not limited to the front elevation as it is noted that the two storey side extension also results in the obscuring of the entire original side elevation.

In regard to the design of these elements, the proposed extensions also widen and unbalance the appearance of an otherwise fairly uniform frontage. The proposed side extension does seek to reflect the materials, window size and pitch of the host dwelling and draws the built form further from the shared

boundary with No.33. It is also set down from the original ridge line but this is only to a minor extent and the extension is only set back from the front building line at first floor level. These features do not sufficiently mitigate for the increase bulk and massing which would infill an important building gap between this and the neighbouring BTM (No.33 Ham Farm Road). This goes against SPD guidance which sets out that it is not acceptable for extensions to result in a significant reduction of existing important spaces. The importance of this building gap is highlighted within the relevant Conservation Area Statement and the infilling of such a gap would reduce views of greenery and landscaping which are a key characteristic of the area. Such an alteration also conflicts with Policy LP1 which states that development should respect, contribute to and enhance the local character including space between buildings.

The proposed front elevation gable, while formed in brick is an incongruous addition to the frontage as it results in the loss of the existing concealed porch, significantly increases the bulk and massing associated with the existing entrance and introduces a large expanse of glazing which, particularly at first floor level, contrasts with and draws attention away from the previously modest appearance of the original dwelling and the established style of the openings.

To the rear elevation, it is recognised that there is an existing two storey rear extension, however, the proposal seeks to increase this to be the full width of the rear elevation which is not in accordance with SPD guidance to be no greater than half. The proposed design of the rear extension also fails to fulfil the aim of this guidance in that the extension results in the complete loss of the original rear façade and alters the side elevations such that they are a double gable formation which over-dominates the building's original scale and character, creating a significantly larger dwelling.

While all parts of a conservation area are subject to protection such that their character and appearance is, at a minimum, preserved, it is noted that the cumulative impact of the proposed side and rear extensions and the resulting double gable of the side elevation would mean this additional bulk and massing is clearly visible from the streetscene. This impacts on public vantage points of the property and so detrimentally impacts on the experience of the conservation area.

In regard to the design of the rear elevation, this conflicts with the character and appearance of the host dwelling. The secondary gable running along the full width of the rear extension obscures views of the original roofscape. The set down of the ridge also adds further visual confusion to the roof form. The proposed openings do not reflect the established window style. The significant increase in size of openings erodes the window hierarchy of smaller openings to the upper floors and erodes the use of traditional materials which exaggerates an issue set out in the conservation area statement.

Overall, the proposal is considered to be an overdevelopment of the existing property as it obscures the entire original rear and side elevation. The additional bulk and massing created by the proposed extensions is considered to be excessive and detrimentally increases the scale of the entire property in a manner that would be clearly visible from the streetscene such that it would be an incongruous addition to the host dwelling and out of scale with the wider streetscene. The design of the extensions also fails to be sympathetic to the original character and appearance of the host dwelling.

While the varied nature of the designs of the properties along Ham Farm Road is noted, it is considered important to preserve the individual characters of the properties in this location. It is also highlighted that the proposed form and design of such extensions also fails to relate well to any other original properties in Ham Farm Road.

In addition to the proposed extensions being harmful to original form of the host dwelling, it is also harmful to the setting of the neighbouring BTM as its excessive scale dominates and draws attention away from this heritage asset.

The proposal also fails to preserve the character and appearance of the wider Parkleys Estate Conservation Area. This is because the current modest appearance and character of the property as designed by Eric Lyons is eroded by the proposal, and the proposal harms key characteristics of the conservation area such as the rhythm of building gaps and views of landscaping. While the application states that no alteration to landscaping is proposed, by the nature of increasing the size of the property by such a significant extent, this also harms the balance of built form to landscaping which contributes to the semi-rural character. As such, the alterations would harm this properties contribution to the wider streetscene and subsequently fail to preserve the character and appearance of the Conservation Area.

While this harm is considered to be less than substantial as it relates to only one dwelling within the wider conservation area, there is no public benefit to outweigh this harm.

Therefore, the proposal, by reason of its combined siting, height, width, depth, design and associated bulk and massing would result in a dominant and unsympathetic form which overdevelops the original dwelling. This would be to detriment of the character and appearance of the host dwelling and the setting of the neighbouring BTM (No.33 Ham Farm Road) and so would result in less than substantial harm to the Parkleys Estate Conservation Area with insufficient public benefits to outweigh this harm. The development is thereby contrary to the Richmond Local Plan (2018 in particular policies LP1, LP3 and LP4, the SPD on House Extensions and External Alterations, the Parkleys Estate Conservation Area Statement and the NPPF.

Issue ii- Impact on Neighbour Amenity

Policy LP8 sets out that all development is required to protect the amenity and living conditions for neighbouring occupiers with particular regard to daylight and sunlight provision, overlooking, noise and disturbance, sense of enclosure, visual intrusion and overbearing impacts.

Daylight and Sunlight Provision

The separation distance between the proposed rear elevation and the closest habitable properties to the west is considered to mitigate for the increased massing proposed as a result of the extensions. As such, the proposal is not considered to result in loss of daylight or sunlight to these neighbouring properties.

No proposed block plan or proposed streetscene has been provided, nor have any 45 or 25 degree tests or daylight and sunlight assessment.

To the North, neighbouring property No.29 Ham Farm Road appears to benefit from 1 ground floor window and 2 first floor windows on the side elevation. While these windows are positioned in the side elevation of No.29, facing towards No.31, they are also sited towards the front half of the property closest to the front elevation. This is where the existing form of No.31 is already two storeys in height and so the neighbouring windows would be offset in positioning from the proposed first floor extension to the rear. Given this, that the proposal does not increase the overall ridge height and that the separation distance at first floor will remain as existing, the proposal is not considered to result in loss of daylight or sunlight to this neighbouring property. The nearest ground floor rear elevation windows serve non habitable rooms. The nearest habitable room windows are set off the boundary by some way and given the separation distance and depth of the proposed first floor rear extension, no material harm is identified.

To the South the neighbouring property is No. 33 Ham Farm Road which is a single storey bungalow. It is noted that there is an existing rear extension to No.31 which is closest to this neighbouring property. This existing extension creates a total first floor depth of approximately 11.5m at a boundary distance of roughly 5.4m. While it is proposed to remove the existing single storey element of No.31 which abuts the shared boundary with No.33, the proposal would result in a two-storey element of approximately 17.3m in depth at roughly 3m boundary separation distance. As such, the proposal will result in increased massing in closer proximity to this neighbouring property.

The neighbouring property No.33 does have side elevation windows which face No.31 in question as shown in Figure 1 below. The two windows and a door to the central section are the closest openings to the application site in question. The windows serve a kitchen and living room which are habitable rooms that do have a requirement for light but these windows are secondary windows. This information has been deduced from plans submitted under application 21/1864/FUL which is under consideration.

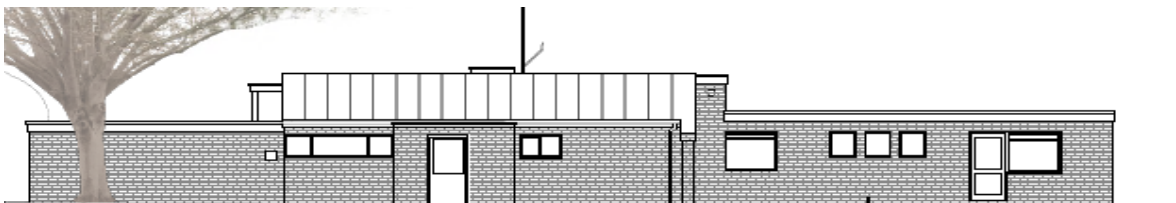


Figure 1 - Existing North West Elevation of No.33 Ham farm Road which faces the application site taken from application 21/1864/FUL (application under consideration)

The submitted existing location plan within this application shows some built form (garage) within No.33's plot between the above identified windows and the shared boundary with No.33.

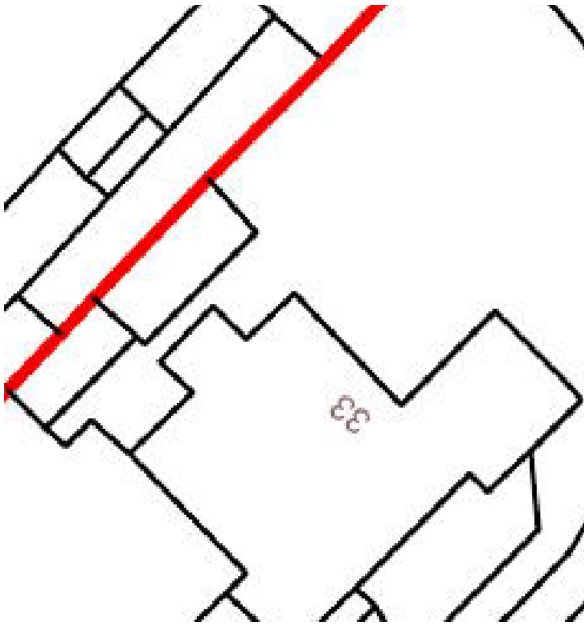


Figure 2 showing the built form present between the windows identified in Figure 3 and the shared boundary with No.31 (the application site)

The central door of No.33 is only approximately 0.8m from the No.33's garage (measurement taken from submitted location plan within this application) and so is unlikely to pass the 25 degree BRE test in its current form due to the presence of the garage within the same plot. The door appears to serve a subsidiary room and given windows to two other elevation, it is not considered that light or outlook to this room would be materially harmed.

In regard to the windows either side, the location plan submitted within this application shows a separation distance of roughly 2.8m between the forward most window of No.33 and the garage within the same plot. A larger separation distance is present for the second window. Taking this separation distance, the central point of the window from Figure 1 (1.7m from ground floor) and assuming the height of No.33's garage roughly matches that of No.31's (2.5m) the 25 degree BRE test can be estimated and passes in relation to the existing garage but fails due to the existing height of No.31 Ham Farm Road.

While the proposed extension would reduce the separation distance and increasing the massing between the windows of No.33 and the built form of No.31, given that these windows currently fail the 25 degree BRE test due to the existing height of No.31 and that these windows are secondary openings to habitable rooms, this is not considered to be a reason which warrants refusal of this application.

Sense of Enclosure, Visual Intrusion and Overbearing

The separation distance between the proposed rear elevation of No.31 and the closest neighbouring habitable rooms beyond is considered to mitigate for any sense of enclosure, visual intrusion or overbearing impacts.

While the proposed footprint will exceed the rear building line of No.29 to the North at ground and first floor, this is by roughly 3.5m which in the context of a garden depth of over 30m (measured from the rear elevation of No.29) is not considered to result in a sense of enclosure. While the extended form of No.31 as proposed is likely to be visible from this neighbouring property, given the limited depth it is not considered to become visually intrusive form. It is noted that the overall ridge height is not proposed to increase and given this and the above reasoning, the proposal is not considered to result in an overbearing form of development to these neighbouring occupiers.

In regard to No.33 to the south, there is no proposed block plan or proposed streetscene to assist in the assessment of sense of enclosure, visual intrusion and overbearing to this neighbouring property. However, it is noted that No.33 is set back further in the plot than No. 31 and so the proposed rear extensions would not significantly exceed the rear building line of No.33. As such, the proposal is not considered to result in a

sense of enclosure, visual intrusion or overbearing impact on neighbour amenity, however this does not overcome the design and heritage assets concerns in relation to this neighbouring property.

Overlooking

The alterations to the front elevation will not open harmful lines of sight or result in loss of privacy as they will face towards the highway of Ham Farm Road which is already a publicly visible area.

No windows are proposed to the North side elevation facing No.29 Ham Farm Road and so this will not result in any additional lines of sight or harmful overlooking.

While the south side elevation proposes one window, this is at ground floor level and so lines of sight are likely to be blocked by boundary treatment. As such, this will not result in overlooking or loss of privacy to No.33 Ham Farm Road to the South.

In regard to the rear elevation, it is noted that the existing property benefits from first floor windows and while an extension is proposed a sufficient distance to mitigate for overlooking and loss of privacy is retained.

As such, the proposal does not result in overlooking or loss of privacy to neighbouring occupiers.

Noise and Disturbance

The proposal is not considered to result in a significant increase in noise and disturbance as the property is currently in residential use for a single family and this application does not seek to change that use.

Issue iii – Flood Risk

Policy LP21 sets out that all development shall avoid contributing to all sources of flooding.

In this instance, the application site is located within an area susceptible to surface water flooding and so, in accordance with Policy LP21, a flood risk assessment has been submitted. This sets out that the application site is not located within flood zone 2 or 3 to indicate a risk of flooding and sets out that there is a low risk of surface water flooding on site.

Policy LP21 sets out that the Council will require the use of Sustainable Drainage Systems (SuDs) in all development proposals. In this instance, the submitted FRA sets out that a soakaway is proposed to be located a minimum of 5m from the property to have a capacity which meets the requirements of the additional roofscape proposed.

Given that the proposal is likely to increase the amount of impermeable surfaces associated with the site in an area at risk of surface water flooding, had the application been found acceptable in all other regards, a condition would have been applied to secure further details of the proposed soakaway such as its location and capacity. This would have mitigated for the increase impermeable surface and as such, this does not form a reason for refusal of the application.

Issue iv – Fire Safety

The London Plan 2021 has now been adopted and so forms part of the development plan against which all development proposal shall be assessed unless material considerations indicate otherwise.

The London Plan contains Policy D12 which sets out that all applications shall include a fire safety statement to fulfil criteria set out in Part A of this policy.

Within this application a fire safety drawing has been provided. This sets out the location of the main and secondary exits and the presence of escape windows. The drawing also shows locations where 30 min construction will be formed. Smoke and heat detectors are also proposed.

Therefore, the submitted drawing and information contained within are considered to satisfy the intent of Policy D12 and so no objection is raised to the proposal in this regard.

Issue v – Trees and Ecology

Policy LP15 sets out that the Council will protect and enhance the borough's biodiversity and support enhancements to biodiversity such as via new habitats, biodiversity features including trees.

Policy LP16 sets out that the council will require the protection of existing trees and the provision of new trees to deliver amenity and biodiversity benefits.

In regard to ecology, it is recognised that the submission states no landscaping works are proposed as part of this application. However, due to the scale of construction required to form the proposed extension, such construction will have an indirect impact on the ecology of the site. In particular the council are aware of badger presence in close proximity to this application site within neighbouring sites. As such, a site specific ecology survey is required to understand the current ecological value of the site, and an accompanying mitigation statement is required to demonstrate that the proposal will not have a detrimental impact, whether directly or indirectly on the ecology of the site.

In regard to trees, while there are no tree preservation orders on site, the application site is located within a conservation area where all trees are afforded a level of protection. In this instance, no tree surveys or associated reports have been provided. It is noted that there are several trees within close proximity to the proposed extensions including within the front garden of the application site and in close proximity in neighbouring sites. These trees may be directly or indirectly impacted by the proposed construction of such extensions.

Without such tree and ecology reports, there is insufficient information to determine the impact of the proposal on the ecology and trees of this and neighbouring application sites.

Therefore, the proposal, by reason of its combined siting, height, depth and lack of sufficient information fails to demonstrate that the proposal would not have detrimental impacts, whether directly or indirectly, on the ecology and trees currently located within the application site. Therefore, the proposal is contrary to the Richmond Local Plan (2018) in particular policies LP15 and LP16 and the NPPF.

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.

This is to notify you that had this development received planning consent it may be liable for a chargeable amount under the Community Infrastructure Levy Regulations 2010 (as amended by the Community Infrastructure Levy Regulations 2012).

8. RECOMMENDATION

This recommendation is made following careful consideration of all the issues raised through the application process. In making this recommendation consideration has been had to the statutory duties imposed by the Planning (Listed Buildings and Conservation Areas) Act 1990 and the requirements set out in Chapter 16 of the NPPF.

For the reasons set out above, it is considered that the adverse impacts of allowing this planning application would significantly outweigh the benefits, when assessed against the policies in NPPF (2019) and Development Plan, when taken as a whole.

Refuse planning permission for the following reasons

Design and Heritage

The proposal, by reason of its combined siting, height, width, depth, design and associated bulk and massing would result in a dominant and unsympathetic form of gross overdevelopment of the original building to the detriment of the appearance of the host dwelling, the setting of the neighbouring Building of Townscape Merit (No.33 Ham Farm Road) and designated heritage asset and thus fail to preserve or enhance the setting, character and appearance of the Parkleys Estate Conservation Area. The development is thereby contrary to the Richmond Local Plan (2018), in particular policies LP1, LP3 and LP4, the SPD on House Extensions and External Alterations, the Parkleys Estate Conservation Area Statement and the NPPF.

Trees and Ecology

The proposal, by reason of its combined siting, height, depth and lack of sufficient ecological and arboricultural information fails to demonstrate that the proposal would not have detrimental impacts, whether directly or indirectly, on the ecology and trees currently located within the application site. Therefore, the proposal is contrary to the Richmond Local Plan (2018) in particular policies LP15 and LP16 and the NPPF.

Recommendation:

The determination of this application falls within the scope of Officer delegated powers - YES / ~~NO~~

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):SGR.....

Dated: ...24/08/2021.....

I agree the recommendation:

Team Leader/Head of Development Management/Principal Planner

Dated:

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:RDA.....

Dated:24/08/21.....

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

U0053585	NPPF Refusal
U0053586	Decisions Documents