

Application reference: 21/1710/HOT HAMPTON WICK WARD

Date application received	Date made valid	Target report date	8 Week date
13.05.2021	20.05.2021	15.07.2021	15.07.2021

Site:

30 Seymour Road, Hampton Wick, Kingston Upon Thames, KT1 4HW

Proposal:

Roof conversion infilling two existing side gables, installation of two new windows.

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

APPLICANT NAME

TERRY
30, Seymour Road
Hampton Wick
KT1 4HW

AGENT NAME

MR JAMES MARSHALL
UNIT 15B HIGHWAY FARM
HORSLEY ROAD
COBHAM
KT1 4HW
UNITED KINGDOM

DC Site Notice: printed on 21.05.2021 and posted on 28.05.2021 and due to expire on 18.06.2021

Consultations:**Internal/External:****Consultee****Expiry Date****Neighbours:**

Flat 2, Winterton Court, Lower Teddington Road, Hampton Wick, Kingston Upon Thames, KT1 4HZ, - 21.05.2021
 47 Lower Teddington Road, Hampton Wick, Kingston Upon Thames, KT1 4HQ, - 21.05.2021
 Flat 10, Winterton Court, Lower Teddington Road, Hampton Wick, Kingston Upon Thames, KT1 4HZ, - 21.05.2021
 Flat 8, Winterton Court, Lower Teddington Road, Hampton Wick, Kingston Upon Thames, KT1 4HZ, - 21.05.2021
 Flat 6, Winterton Court, Lower Teddington Road, Hampton Wick, Kingston Upon Thames, KT1 4HZ, - 21.05.2021
 Flat 4, Winterton Court, Lower Teddington Road, Hampton Wick, Kingston Upon Thames, KT1 4HZ, - 21.05.2021
 Flat 1, Winterton Court, Lower Teddington Road, Hampton Wick, Kingston Upon Thames, KT1 4HZ, - 21.05.2021
 32 Seymour Road, Hampton Wick, Kingston Upon Thames, KT1 4HW, - 21.05.2021
 28 Seymour Road, Hampton Wick, Kingston Upon Thames, KT1 4HW, - 21.05.2021
 23 Seymour Road, Hampton Wick, Kingston Upon Thames, KT1 4HN, - 21.05.2021
 Flat 9, Winterton Court, Lower Teddington Road, Hampton Wick, Kingston Upon Thames, KT1 4HZ, - 21.05.2021
 Flat 7, Winterton Court, Lower Teddington Road, Hampton Wick, Kingston Upon Thames, KT1 4HZ, - 21.05.2021
 Flat 5, Winterton Court, Lower Teddington Road, Hampton Wick, Kingston Upon Thames, KT1 4HZ, - 21.05.2021
 Flat 3, Winterton Court, Lower Teddington Road, Hampton Wick, Kingston Upon Thames, KT1 4HZ, - 21.05.2021

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

Officer Planning Report – Application 21/1710/HOT Page 1 of 8

Development Management

Status: GTD

Date:06/11/2019

Application:19/1488/VRC

Removal of condition DV20 Parking/PRVT VCLS (DWLLG HSE) of planning permission 96/1724/FUL and variation of condition GD02 Restrict Alterations/Extensions to DV20 of planning permission 96/1724/FUL to allow the replacement of the garage door with a window and provision of a side window.

Development Management

Status: PDE

Date:

Application:21/1710/HOT

Roof conversion infilling two existing side gables, installation of two new windows.

Building Control

Deposit Date: 14.05.2012

Installed a Gas Boiler

Reference: 12/FEN01332/GASAFE

Building Control

Deposit Date: 14.05.2012

Circuit alteration or addition in a kitchen/special location Control wiring including that of fire/security/heating/cooling/ventilation systems

Reference: 12/ELE00328/ELECSA

Building Control

Deposit Date: 22.01.2013

Installed a Gas Boiler

Reference: 13/FEN00750/GASAFE

Building Control

Deposit Date: 28.08.2013

2 Doors

Reference: 13/FEN03308/FENSA

Building Control

Deposit Date: 19.11.2019

Conversion of garage to a habitable room

Reference: 19/1856/BN

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): JSI

Dated: 02/09/2021

I agree the recommendation: WT

Team Leader/Head of Development Management/Principal Planner

Dated:2/9/2021.....

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:

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

U0054138	NPPF Approval paras 38-42
U0054139	Composite informative
U0054140	Fire safety - building regs

Application reference: 21/1710/HOT
Site address: 30 Seymour Road, Hampton Wick, Kingston Upon Thames,
KT1 4HW

Proposal:

The application seeks planning permission for: *'Roof conversion infilling two existing side gables, installation of two new windows'*.

Site description:

The application site comprises a two-storey detached dwelling located on the eastern side of Seymour Road, Hampton Wick ward. The dwelling is not statutorily or locally listed though the site is within the Hampton Wick Conservation Area CA18. It also sits in Area 11 (Hampton Wick Conservation Area) of the Hampton Wick and Teddington Village Planning Guidance. There is an Article 4 Direction restricting basement development, the site is within a Poorly Provided with Public Space designation and is an Area of Archaeological Priority.

Relevant planning history:

- 19/1488/VRC – Removal of condition DV20 Parking/VCLS (DWLLG HSE) of planning permission 96/1724/FUL and variation of condition GD02 Restrict Alterations/Extensions to DV20 of planning permission 96/1724/FUL to allow the replacement of the garage door with a window and provision of side window. – Approved 06/11/2019

Amendments:

Revised drawings were received amending the size and siting of the proposed flank windows at roof level and making them obscure-glazed following discussion between the applicant and their neighbour (Received 11/06/2021). These amendments did not materially change the scheme and so neighbours were not re-consulted.

Other matters:

None.

Public and other representations:

Neighbour Consultation

One letter of objection was initially received the owners/occupiers of No. 32 Seymour Road raising concerns about the overlooking from the proposed side windows. The representation also stated that the neighbours would have no objections should the applicant amend the scheme to address these concerns. The Council has since received revised drawings which show the proposed windows to be higher in siting, reduced in siting, and obscure glazed. The neighbour was invited to comment on the amended scheme and has confirmed withdrawal of the objection, subject to a condition that the windows be non-openable and obscure-glazed. It is recommended that such a condition be attached.

Main Development Plan policies:

London Plan (2021)

Local Plan (2018)

- Policy LP1 Local Character and Design Quality
- Policy LP3 Designated Heritage Assets
- Policy LP8 Amenity and Living Conditions

Supplementary Planning Guidance / Documents (SPDs)

- Design Quality SPD (February 2006)
- Hampton Wick and Teddington Village Planning Guidance SPD (June 2017)
- Hampton Wick Conservation Area CA18 Statement
- House Extensions and External Alterations SPD (May 2015)

Professional comments:

The main planning issues to be considered are:

- Character, design and heritage
- Neighbouring amenities
- Fire safety

Character and Appearance

Section 72 of The Planning (Listed Buildings and Conservation Areas) Act 1990, requires special attention to be paid to the desirability of preserving or enhancing the character or appearance of the conservation area. There is a statutory presumption and a strong one, against granting planning permission for any development which would fail to preserve the setting of a listed building or character and appearance of a conservation area.

Local Plan Policy LP1 states that 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 relates to designated heritage. Part A sets out how applications will be assessed to seek the conservation and enhancement of the Borough's heritage assets and their settings. Part C states that all proposals in conservation areas are required to preserve and, where possible, enhance the character and appearance of the conservation area.

Further guidance is provided in the Council's SPDs on Design Quality, House Extensions and External Alterations and the Village Planning Guidance for the area. The Hampton Wick Conservation Area CA18 Statement is also relevant.

Turning to the application site, No. 30 Seymour Road is one of a number of large detached dwellings. It is Edwardian in style with facing brick and hipped tiled roof with prominent front gable. It sits in the 'Seymour Road, Glamorgan Road and Lower Teddington Road' sub area of Area 11 of the Hampton Wick Village Planning Guidance. The SPD describes the character of the area thus:

'The Seymour Road and part of Glamorgan Road area was added to the Conservation Area in 1982 and extended in 1988. The area consists of large grandiose Italianate or Gothic Victorian villas located on large plots at a distance from the pavement edge. Characteristic materials on Glamorgan Road include, warm red brick and white masonry details and white painted joinery. The front boundaries are strongly defined by a mix of high red brick walls and low walls and hedges. Street trees form a key feature to the road.'

Seymour Road is similar in form to Glamorgan Road but differs in materials such as white/cream render with red brick and white joinery. Numbers 16-22 are of interest due to their large hipped slate roofs enhanced by gables or dormers and their unusual timber balustrade front balconies. St John's Vicarage is contrasting in design and character but is screened by mature trees.'

Characteristic features and materials are identified to include: traditional shop fronts, render, white/cream render, clay tile roofs, parapets, brick, red brick, white masonry details, white painted joinery, slate, gables, dormers, high brick boundary walls, wooden picket fences, hedges, street trees and timber balustrade front balconies.

The above description is reiterated in the Hampton Wick Conservation Area Statement.

Turning to the application, this proposes the infill of the two existing gables on the north side of the roof, resulting in a single gable at this end of the property. The existing roof line would not be retained and the works would not be particularly visible from the street, except in limited glimpses when walking southbound down Seymour Road towards the site. It is considered that the original form and character of the roof be protected and that the proposed changes do not materially detract from the character and appearance of the property, and thus no harm would be caused to the conservation area. Proposed windows and rooflights are considered to be of an appropriate scale, size, design and siting so as to protect the character of the house and visual amenities of the area. Conditions are recommended ensuring that materials match existing and that rooflights are conservation style.

Residential Amenity

Policy LP8 of the Local Plan states that all development will be required to protect the amenity and living conditions for occupants of new, existing, adjoining and neighbouring properties. Further guidance is provided in the Council's House Extensions and External Alterations SPD.

The proposed infill extension is not considered to be of a scale or siting which would unduly impact the amenities of neighbours. The pertinent issue to consider is the new windows proposed at roof level in the northern flank. These would face No. 32 Seymour Road, whose building line is perpendicular to the application dwelling and set back, thus increasing opportunities for overlooking. In response to concerns raised by the owners/occupiers of this property, the applicant has amended the application so that the proposed flank windows would be high level and also obscure-glazed. The revised scheme is considered to have overcome concerns about overlooking and loss of privacy. No concerns are raised regarding the proposed rooflights owing to their size and siting. The application is considered to have an overall acceptable impact on neighbouring amenities.

Fire Safety

Policy D12 Fire Safety of the recently adopted London Plan requires all development to demonstrate the highest standards of fire safety. Part A relates to minor applications and further guidance is provided in the GLA's Draft Fire Safety SPG.

The applicant has submitted a Fire Safety Strategy Statement prepared by Abstract Plans architects dated 18/05/2021. This provided details of materials and sets out fire mitigation measures and means of safety/escape. The document is considered to be proportionate and acceptable for an application of this scale and nature and adequate for the purposes of meeting London Plan Policy D12. The applicant is advised that alterations to existing buildings should comply with the Building Regulations and that this permission is not a consent under the Building Regulations, for which a separate application should be made.

Summary

The proposed infill works at roof level and new windows and rooflight are considered to result in a proportionate scale of development of limited increase in scale, which would not appear unduly visible from the street and overall, subject to conditions ensuring materials

would match existing and rooflights would be conservation style, the proposed works are considered to appear sympathetic to the main dwelling and would protect the visual amenities of the area and the character and appearance of the conservation area.

Subject to a condition ensuring the flank windows would be obscure glazed, the proposed windows and rooflights are considered to be of an acceptable size and siting so as to not cause undue overlooking or loss of privacy for neighbouring homes. The proposed infill development at roof level is considered to be of an appropriate scale and siting so as not to cause any undue neighbouring amenity concerns.

Recommendation: APPROVE subject to conditions and informatives