

Application reference: 21/1912/HOT HAMPTON WARD

Date application received	Date made valid	Target report date	8 Week date
26.05.2021	26.05.2021	21.07.2021	21.07.2021

Site:

28 Wensleydale Road, Hampton, TW12 2LW,

Proposal:

First-floor side/front infill extension; roof extension to include 2 no. side/rear dormers; alterations to main roof at rear; alterations to existing porch.

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

APPLICANT NAME

Mr & Mrs C Goodwin
28, Wensleydale Road
Hampton
TW12 2LW

AGENT NAME

Ms Grainne O Keeffe
Atrium 36 Broad Lane
Hampton
TW12 3AZ
United Kingdom

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

Consultations:

Internal/External:

Consultee

Expiry Date

Neighbours:

31 Wensleydale Road, Hampton, TW12 2LP, - 04.06.2021
34 Wensleydale Road, Hampton, TW12 2LT, - 04.06.2021
29 Wensleydale Road, Hampton, TW12 2LP, - 04.06.2021
27 Wensleydale Road, Hampton, TW12 2LP, - 04.06.2021
30A Wensleydale Road, Hampton, TW12 2LW - 04.06.2021
26 Wensleydale Road, Hampton, TW12 2LW, - 04.06.2021
30 Wensleydale Road, Hampton, TW12 2LW, - 04.06.2021

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

Development Management

Status: GTD Application:79/0769
Date:21/08/1979 Erection of a single storey extension to front, side and rear of dwelling.

Development Management

Status: GTD Application:84/0955
Date:17/12/1984 Erection of a first floor side extension. (Amended plans received 25.9.84).

Development Management

Status: GTD Application:11/3814/HOT
Date:18/01/2012 First floor and loft extension

Development Management

Status: GTD Application:14/0212/PS192
Date:08/04/2014 Two gable end roof extensions. Rear dormer roof extension.

Development Management

Status: WDN Application:14/4078/PS192
Date:26/03/2015 Side and rear roof extensions.

Development Management

Status: GTD

Date:05/06/2015

Application:15/1154/HOT

Existing pitched and flat roof to ground floor extension to become flat roof.
Rear elevation to be provided with sliding doors

Development Management

Status: PDE

Date:

Application:21/1912/HOT

First-floor side/front infill extension; roof extension to include 2 no. side/rear dormers; alterations to main roof at rear; alterations to existing porch.

Building Control

Deposit Date: 06.02.2014

Reference: 14/0243/FP

Loft conversion

Building Control

Deposit Date: 12.06.2015

Reference: 15/1358/BN

Internal structural alterations and replacement of flat roof

Building Control

Deposit Date: 08.10.2015

Reference: 15/FEN02882/GASAFE

Install a gas fire

Building Control

Deposit Date: 16.10.2015

Reference: 15/NAP00450/NAPIT

Install one or more new circuits Install one or more new circuits Install a replacement consumer unit

Building Control

Deposit Date: 12.05.2021

Reference: 21/FEN02036/GASAFE

Install a gas-fired boiler

Building Control

Deposit Date: 21.06.2021

Reference: 21/NIC02198/NICEIC

Install one or more new circuits

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: 12/08/2021

I agree the recommendation: WT

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

Dated:12/8/2021.....

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

U0053622	NPPF Approval paras 38-42
U0053623	Composite informative
U0053624	Fire safety - building regs

Application reference: 21/1912/HOT
Site address: 28 Wensleydale Road, Hampton, TW12 2LW

Proposal:

The application seeks planning permission for: *'First-floor side/front infill extension; roof extension to include 2 no. side/rear dormers; alterations to main roof at rear; alterations to existing porch'*.

Site description:

The application site relates to a two-storey detached dwelling located on the south side of Wensleydale Road, Hampton ward. The site is not statutorily or locally listed and is not in or adjacent to a conservation area. It sits in Area 11 (Priory Road East and surroundings) of the Hampton Village Planning Guidance. There is an Article 4 Direction in place restricting basement development. The site is in Flood Zone 1 though is designated an Area Susceptible to Groundwater Flooding (< = 50% < 75%).

Planning history:

Please note that not all planning permissions / permitted works have been implemented. This is indicated in italics below.

- 79/0769 – Erection of a single-storey extension to front, side and rear of dwelling. – Approved 21/08/1979 – *Implemented*
- 84/0955 – Erection of a first floor side extension. (Amended plans received 25.9.84). – Approved 17/12/1984 – *Implemented*
- 11/3814/HOT – First floor and loft extension. – Approved 18/01/2012 – *Not implemented. The planning permission is no longer valid.*
- 14/0212/PS192 – Two gable end roof extensions. Rear dormer roof extension. – Approved 08/04/2014 – *Not implemented. This consent remains valid.*
- 14/4078/PS192 – Side and rear roof extensions. – Withdrawn 26/03/2015 – *No reason for withdrawal on file*
- 15/1154/HOT – Existing pitched and flat roof to ground floor extension to become flat roof. Rear elevation to be provided with sliding doors. – Approved 05/06/2015 – *Implemented*

Amendments:

- Supporting Statement submitted – Received 16/07/2021
- Fire Safety Strategy submitted – Received 20/07/2021
- Description of development amended to more accurately reflect proposal – 12/

None of the additional information received / amendments materially changed the scheme and so neighbours were not reconsulted.

Public and other representations:

None received.

Main Development Plan policies:

London Plan (2021)

Local Plan (2018)

- Policy LP1 Local Character and Design Quality

- Policy LP8 Amenity and Living Conditions

Supplementary Planning Documents (SPDs) / Guidance (SPGs):

- Design Quality SPD (February 2006)
- House Extensions and External Alterations SPD (May 2015)
- Hampton Village Planning Guidance SPD (June 2017)

Professional comments:

The main planning issues to be considered are:

- Character, design and appearance;
- Neighbouring amenities.

Character, design and appearance

Policy LP1 of the Local Plan states that new development must be of a high architectural and urban design quality based on sustainable design principles.

Further guidance is provided in the Council's House Extensions and External Alterations SPD. This states that the external appearance of any extension must be carefully designed in order to avoid the visual confusion that can result when the style and materials of the original house are ignored.

With regards to side and rear extensions, the overall shape, size and position should not dominate the existing house or its neighbours. They should harmonise with the original appearance, which should be taken as the starting point for any future changes. One way to achieve this is to ensure the extension appears as an obvious addition which is subordinate to the main structure, so that the original form can still be appreciated. In such circumstances, the ridge of the extension should be set lower to that on the main house. Two-storey side and rear extensions should not be greater than half the width of the original building, to ensure that the extension does not over-dominate the building's original scale and character. Further, side extensions that project beyond the existing front elevation should be avoided. Where the extension is to be subordinate to the existing house it is usually desirable to set back the extension by at least 1m behind the front.

With regards to roof extensions, the SPD advises that an extension that results in the conversion of an existing hipped roof into a gabled roof is not desirable and will not be encouraged. This is especially so when the roofscape and space between the buildings are important features of the character of that part of the street and there is symmetry with the adjoining semi-detached property or within the terrace in which the building is located.

Roof extensions in the front of a house should be avoided. It is undesirable to add a roof extension (including dormers) to the front of a house, particularly when there is already a gable over a projecting bay, or when these are not a character of the street. Further, existing profiles should be kept, and dormer windows should not wrap round two sides of a hipped roof and interrupt the roof profile. Roof extensions should be kept in-scale with the existing structure and raising the ridge of the building is normally unacceptable. Further, roof extensions should not dominate the original roof. Normally a significant area of the existing roof should be left beneath a new dormer and on either side of the dormer, thus setting the extension well in from either side of the roof. Finally, dormer windows should also be smaller than windows on the floor below.

Background

The property has undergone various extensions and alterations over the years. It also has consent for permitted works which have not been implemented, some of which remain valid.

- Planning permission was granted for ground-floor and first-floor extensions under application refs. 79/0769 and 84/0955. These works have been implemented.
- Planning permission was granted for roof extension and first-floor addition infilling the front/side under application 11/3814/HOT. These works have not been carried out and the permission is no longer valid.
- Consent was granted under Permitted Development under application ref. 14/0212/PS192 for a much larger hip-to-gable roof extension. This has not been implemented though the consent remains valid and so the applicant is free to implement these works at any time.
- Planning permission was granted under application ref, 15/1154/HOT to alter the roof to the existing rear ground-floor extension. These works have been implemented.

Proposed works

The application proposes extending the first-floor of the property forwards so that it would be flush with the principle front flat elevation, as approved in 2011, but not implemented. The ridge of the hipped roof would be raised to accommodate two hipped roof side/rear dormers. Hipped crown on the main roof at the rear would become a gabled window. At the front, a new gabled window would be inserted on the existing roof of the porch. Materials would match existing.

Assessment

With regards the proposed first-floor infill extension to the front/side, whilst this is not strictly SPD-compliant in that the two-storey extension would not be set back from the principal front elevation of the property, it is noted that it would not project forwards from the house and the original character of the dwelling would still be appreciated from the street owing to the retention of its gabled form with hipped roof and projecting bay windows. The existing porch with hipped roof and projecting bays break up the width of the overall dwelling, preventing it from appearing unduly horizontal and squat. The first-floor extension roof would still be set down from the main roof ridge and overall it is considered to continue to appear as a proportionate addition which would acceptably assimilate with the main dwelling.

Turning to the proposed roof dormers at either side, again these are not strictly SPD-compliant. However, the fall-back position of the works granted under permitted development are noted, and it is officers' opinion that this design is far more sympathetic and in keeping with the property than what could be legally implemented as part of the works granted in 2014. Notwithstanding this and assessing the dormers in isolation from the fall-back position, the dormers are considered to be of an appropriate scale which would appear subordinate on the property. Whilst they would no doubt be visible from the street, it is noted that there are other side dormers in existence in the street (including at No. 26 next door) and that overall their visibility would not cause unacceptable harm to the visual amenities of the streetscene. Overall, and taking into account the fall-back position, the proposed roof extensions are considered to be tolerable.

No concerns are raised regarding the alterations to the front porch, which are considered to be minor in nature.

No objection is raised to the replacement of the hipped crown at the rear with a window, which is not considered to materially change the overall appearance of the property.

Neighbour Amenity

Policy LP8 of the Local Plan states that the Council will seek to protect adjoining properties from unreasonable loss of privacy, pollution, visual intrusion, noise and disturbance. Further guidance is provided in the House Extensions and External Alterations SPD.

With regards to the increase in bulk which is proposed at first- and roof-level at the boundary with No. 30, it is noted that this property also benefits from a two-storey side extension which includes a flank window at first-floor. This appears to be secondary window and given the generous separation distance between the two properties, it is not considered that the proposed development would unacceptably impact on neighbours' enjoyment of this room. A condition is recommended restricting the future insertion of a window in this flank. Neither proposed dormer would have a flank window and so there are no concerns regarding overlooking of either No. 26 or 30 as a result. With regards the new window at roof-level at the rear, this would be a high-level window and in any case, collective overlooking of rear gardens occupies already by virtue of the existing of upper floor windows in the vicinity. There would therefore be no impact on neighbouring amenities above and beyond what already exists.

Fire Safety

London Plan Policy D12 requires developments to achieve the highest standards of fire safety. A Fire Strategy Statement prepared by the applicant's architect/agent has been submitted as part of the application which sets out a range of passive and active fire safety measures as well as suitable means of escape and access and facilities for firefighting. The submitted information is considered to appropriately meet the criteria set out in London Plan Policy D12 and a condition is recommended securing compliance with the proposed fire safety measures. 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. An informative is recommended drawing the applicant's attention to this advice.

Recommendation: APPROVE subject to conditions and informatives