

Application reference: 21/3175/HOT MORTLAKE, BARNES COMMON WARD

Date application received	Date made valid	Target report date	8 Week date
09.09.2021	09.09.2021	04.11.2021	04.11.2021

Site:

76 Station Road, Barnes, London, SW13 0LS

Proposal:

Single storey side/rear extension. Cycle and refuse stores in front garden.

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

APPLICANT NAME

Mrs Charlie Grainger
76, Station Road
Barnes
London
SW13 0LS

AGENT NAME

Mr Benedict Baines
192D Campden Hill Road
Notting Hill
London
W8 7TH

DC Site Notice: printed on 09.09.2021 and posted on 17.09.2021 and due to expire on 08.10.2021

Consultations:**Internal/External:****Consultee**

14D Urban D

Expiry Date

23.09.2021

Neighbours:

1 Willow Avenue, Barnes, London, SW13 0LT, - 09.09.2021
1 Brookwood Avenue, Barnes, London, SW13 0LR, - 09.09.2021
78 Station Road, Barnes, London, SW13 0LS, - 09.09.2021
74 Station Road, Barnes, London, SW13 0LS, - 09.09.2021

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

Status: GTD Application: 98/1439
Date: 22/12/1998 Roof Extension At Rear

Development Management

Status: PCO Application: 21/3175/HOT
Date: Single storey side/rear extension. Cycle and refuse stores in front garden.

Development Management

Status: GTD Application: 21/3176/HOT
Date: 11/10/2021 Enlargement to roof extension at rear

Building Control

Deposit Date: 24.06.1998 Kitchen alterations, downstairs cloaks, first floor shower and second floor rear dormer.

Reference: 98/1053/FP

Building Control

Deposit Date: 03.11.1998

Kitchen alterations, downstairs cloaks, first floor shower and second floor rear dormer.

Reference: 98/1053/1/FP

Building Control

Deposit Date: 24.02.2008

Special installation (electric floor/ ceiling heating garden lighting/ power ELV lighting generator) Dwelling house New consumer unit One or more new circuits

Reference: 08/NIC00698/NICEIC

Building Control

Deposit Date: 24.02.2008

Special installation (electric floor/ ceiling heating garden lighting/ power ELV lighting generator) Dwelling house New consumer unit One or more new circuits

Reference: 08/NIC00769/NICEIC

Building Control

Deposit Date: 09.02.2011

Installed a Gas Boiler

Reference: 11/FEN01347/GASAFE

Application Number	21/3175/HOT
Address	76 Station Road Barnes London SW13 0LS
Proposal	Single storey side/rear extension. Cycle and refuse stores in front garden.
Contact Officer	Ella Milton
Target Determination Date	04.11.2021

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 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 property is two-storeys and forms part of a terrace.

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

- Conservation Area (CA1 Barnes Green)
- Floodzone 2 (Fluvial/Tidal Models)
- Floodzone 3 (Tidal Models)
- SFRA Zone 3a High Probability (Flood Zone 3)
- Strategic Flood Risk Assessment Zone 2 Medium Probability
- Surface Water Flooding (Area Susceptible to) – Environment Agency
- Village (Barnes Village)
- Village Character Area (Barnes Green -Character Area 12 & Conservation Area 1 Barnes Village Planning Guidance Page 49 CHARAREA04/12/01)

3. DESCRIPTION OF THE PROPOSAL AND ANY RELEVANT PLANNING HISTORY

Planning permission is sought for the enlargement to roof extension at rear

The relevant planning history associated with this site is set out below:

- **21/3176/HOT** - Enlargement to roof extension at rear. **Granted Permission**
- **98/1439** – Roof extension at rear. **Granted Permission**

4. CONSULTATIONS CARRIED OUT

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

No letters of representation were received.

5. AMENDMENTS

Amendments have been received reducing the eaves height of the proposed extension to 2.2m. Neighbours were not re-consulted as such alterations were not considered to prejudice the visual or neighbouring amenities of the scheme.

6. MAIN POLICIES RELEVANT TO THE DECISION

NPPF (2021)

The key chapters applying to the site are:

- 4. Decision-making
- 12. Achieving well-designed places
- 14. Meeting the challenge of climate change, flooding and coastal change
- 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/1005759/NPPF_July_2021.pdf

London Plan (2021)

The main policies applying to the site are:

- D4 Delivering good design
- D12 Fire Safety
- 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,	Yes	Ne
Impact on Designated Heritage Assets	LP3	Yes	Ne
Impact on Amenity and Living Conditions	LP8	Yes	Ne
Impact on Flood Risk and Sustainable Drainage	LP21	Yes	Ne

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 - Barnes

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:

- Barnes Green Conservation Area Statement
- Barnes Green Conservation Area Study

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.

7. 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

i Design and impact on heritage assets

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.

Paragraph 199 of the NPPF states 'When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.

Paragraph 202 of the NPPF states 'Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal'.

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.

Policy LP3 requires development to conserve and, where possible, take opportunities to make a positive contribution to, the historic environment of the borough. Policy LP4 seeks to preserve, and where possible enhance, the significance, character and setting of non-designated heritage assets, including Buildings of Townscape Merit.

The Council's Conservation Area Statement states : "The conservation area has been extended to include Cleveland Road and its row of Lion Houses, similar in design to those east of the Green. Between them and Station Road are houses in a variety of Victorian styles from 4 storey mansion blocks to two storey semi-detached villas. The street possesses strong architectural and environmental cohesiveness and being at right angles to Station Road relates well to the Green. It is an area of distinct identity, superior in form and architecture to surrounding development".

Some of the problems and pressures in the conservation area statement include loss of traditional architectural features and materials due to unsympathetic alterations. Some of the opportunities for enhancement are that the Council seek to encourage good quality and proportionate design and better-quality materials that are sympathetic to the period and style of the dwelling.

Rear-side Extension:

The Councils SPD relating to House Extensions and External Alterations encourages the retention of the original form of the host property and any alterations should enhance the quality of the building. The original appearance should always be the reference point when considering any changes. In terms of extensions they should not dominate the existing house and should harmonise with the original appearance.

The proposal seeks to construct a rear-side extension along the infill area of the property. The new extension would be formed in brick to match the host property. The plans indicate the design of the roof would be pitched with matching hung tiles and three skylights. A set of timber framed, double glazed doors with a soldier arch above is proposed on the rear elevation.

The extension is considered to remain subservient to the main dwelling as it sits below the sill of the first floor rear windows. The fenestration design is considered acceptable as it retains verticality with the floors above. While ground floor infill extensions are not particularly common along the terrace, they are common within Officer Planning Report – Application 21/3175/HOT Page 5 of 8

the surrounding area and, as such, the proposal would not be out of character. Further, the design is considered to set a high-quality precedent for the terrace.

Front garden cycle and refuse stores:

The cycle and bin stores are proposed to be sited such that they will be afforded screening from the front wall and hedges but are also easily accessible from the kerbside. Further, they are of a modest size, and would be finished in slatted timber.

Further, the Council's Urban Design Officer has reviewed the proposal and raises no objections.

Having regard to its siting, scale and design the proposals are considered to preserve and enhance the character, setting and appearance of the character area and the existing dwelling and is therefore in line with LP1 of the Local Plan and the SPD on 'House Extensions and External Alterations'.

ii Impact on neighbour amenity

Policy LP 8 of the Local Plan states 'All development will be required to protect the amenity and living conditions for occupants of new, existing, adjoining and neighbouring properties.'

With regards to amenity, the House extensions and external alterations SPD states the following;

- *The effect of a single storey extension is usually acceptable if the projection is no further than 3.0m for a terrace property.*
- *A new extension should not lead to any substantial loss of privacy to adjoining dwellings and gardens to prevent overlooking.*
- *Extensions should not lead to a substantial reduction in existing garden area.*
- *Residential development should create good living conditions and should not cause any significant loss of daylight or sunlight to habitable rooms or gardens in neighbouring properties.*

It notes that, 'infill extensions to Victorian properties are fairly typical around the borough. In such instances, where the depth exceeds that outlined above (3m for terrace property), the eaves height should be limited to 2.2m to mitigate the sense of enclosure.

Given that the proposal is single storey, and the distance and siting of the proposal, the properties to the rear are not considered to be materially harmed by the proposals.

The application site adjoins to Nos. 74 & 78 to the north and south respectively.

The proposed extension would not extend further than the rearmost elevation and, as such, the situation along the boundary with No.78 to would remain unchanged.

The proposed extension would extend approx.. 7m along the boundary of number 74. Noting this projection exceeds the SPD's recommended 3m depth, careful consideration has been given to the potential impacts of the development on the amenities of this neighbour. It is acknowledged the proposal might give rise to an increased sense of enclosure and some loss of daylight along the side return. However, this harm is considered to have been mitigated against by the reduced 2.2m eaves height.

Overall, the proposal satisfies Policy LP8.

Flood Risk

Policy LP 21 of the Local Plan states 'All developments should avoid or minimise, contributing to all sources of flooding, including fluvial, tidal, surface water, groundwater and flooding from sewers, taking account of climate change and without increasing flood risk elsewhere.

The site is located within a flood zone and is subject to several associated policies. A flood risk assessment has been submitted alongside the application confirming the proposal will be flood roof. Further, there is no change to internal floor levels and the use remains residential. The scheme can be considered consistent with LP21.

Fire Safety

London Plan policy D12 requires the submission of a Fire Safety Statement on all planning applications. The Fire Safety Statement should be presented as a standalone document with a clear structure that addresses the criteria set out in London Plan Policy D12 part A.

The submitted drawings should address the requirements set out at paragraphs 3.12.3 and 3.12.4 of the London Plan. Where the applicant considers parts of or the whole policy do not apply, this should be justified in a Reasonable Exception Statement (RES).

A Planning Fire Safety Strategy was prepared and submitted to the Council on 9th September 2021.

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.

A condition will be included to ensure this is adhered to on an ongoing basis. 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. 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.

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 / ~~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): EMI

Dated: 13/10/2021

I agree the recommendation:



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

Dated: ...14/10/2021.....

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: