

Application reference: 21/2729/FUL FULWELL, HAMPTON HILL WARD

Date application received	Date made valid	Target report date	8 Week date
02.08.2021	20.08.2021	15.10.2021	15.10.2021

Site:

85 Connaught Road, Teddington, ,

Proposal:

Renovation, rear single storey extension, new gable roof extension and rear basement to existing building to form six apartments.

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

APPLICANT NAME

Mr Daragh Dolan
Connaught Road
Teddington
TW11 0QQ

AGENT NAME

Mark Smith
Hazellville Road
London
N19 3BS

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

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

LBRUT Transport
14D POL

Expiry Date

07.09.2021
07.09.2021

Neighbours:

94 Connaught Road, Teddington, TW11 0QH -
3 New Broadway, Hampton Hill, Hampton, TW12 1JG, - 24.08.2021
122 Connaught Road, Teddington, TW11 0QH, - 24.08.2021
128 Connaught Road, Teddington, TW11 0QH, - 24.08.2021
62 Tranmere Road, Twickenham, TW2 7JB, - 24.08.2021
189C High Street, Hampton Hill, Hampton, TW12 1NL, - 24.08.2021
130 Connaught Road, Teddington, TW11 0QH, - 24.08.2021
189D High Street, Hampton Hill, Hampton, TW12 1NL, - 24.08.2021
150 WARWICK ROAD, LONDON, W14 8PS - 24.08.2021
Garden Flat, 87 Waldegrave Road, Teddington, TW11 8LA, - 24.08.2021
126 Connaught Road, Teddington, TW11 0QH, - 24.08.2021
124 Connaught Road, Teddington, TW11 0QH, - 24.08.2021
87 Connaught Road, Teddington, TW11 0QQ, - 24.08.2021
83 Connaught Road, Teddington, TW11 0QQ, - 24.08.2021
10 Alpha Road, Teddington, TW11 0QG, - 24.08.2021
Flat 2, 85 Connaught Road, Teddington, TW11 0QQ, - 24.08.2021
Flat 1, 85 Connaught Road, Teddington, TW11 0QQ, - 24.08.2021
6 Sonning Gardens, Hampton, TW12 3PL, - 24.08.2021
GLENLION, GOSSMORE CLOSE, MARLOW, SL7 1QG - 24.08.2021
FLAT 3, 56 HOGARTH ROAD, LONDON, SW5 0PX - 24.08.2021
Glenlion, Gossmore Close, Marlow, SL7 1QG -

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

Status: REF Date:29/08/2018	Application:18/2214/FUL Alterations and extensions to existing building comprising 1) single storey side/rear extension, 2) new gable roof extension, new window, pitched roof to existing two storey bay window and 1 rooflight to front elevation; 3) dormer roof extension to main roof and roof to outrigger; 4) replacement windows on first and second floor rear elevation; 5) removal of second floor side window and alterations to eaves to outrigger and 6) replacement front boundary wall to facilitate the conversion of existing 2 no. flats (1 x 2B and 1 x 4B) into 4 no. flats (1 x 3B6P, 1 x 2B4P and 2 x 1B2P)
<u>Development Management</u> Status: GTD Date:06/02/2019	Application:18/4125/FUL Alterations and extensions to existing building comprising 1) single storey side/rear extension, 2) new gable roof extension, new window, pitched roof to existing two storey bay window and 1 rooflight to front elevation; 3) dormer roof extension to main roof; 4) replacement windows on first and second floor side and rear elevations; 5) removal of second floor side window and alterations to eaves to outrigger and main roof slope and 6) replacement front boundary wall to facilitate the conversion of existing 2 no. flats (1 x 2B and 1 x 4B) into 4 no. flats (1 x 3B6P, 1 x 2B3P and 2 x 1B2P) and associated refuse store
<u>Development Management</u> Status: WDN Date:13/05/2019	Application:19/0997/VRC Variation of condition U56434 of planning permission 18/4125/FUL to amend the approved drawings.
<u>Development Management</u> Status: GTD Date:16/09/2019	Application:19/1759/FUL Single-storey rear extension, roof extensions and alterations to front and rear, extension to second floor of rear addition, elevation/fenestration alterations and new boundary treatment to allow for the change of use from 2 to 5 flats.
<u>Development Management</u> Status: GTD Date:03/01/2020	Application:19/1759/DD01 Details pursuant to condition DV49 (Construction Method Statement) of planning permission ref: 19/1759/FUL dated 09.09.2019
<u>Development Management</u> Status: GTD Date:08/04/2020	Application:20/0419/VRC Application Reference Number: 19/1759/FUL - Removal of condition 15 - Bream domestic refurbishment
<u>Development Management</u> Status: REF Date:06/05/2020	Application:20/0489/FUL Single-storey outbuilding (games room/ study)
<u>Development Management</u> Status: GTD Date:28/08/2020	Application:20/1528/FUL New single storey annex in rear garden.
<u>Development Management</u> Status: GTD Date:11/12/2020	Application:20/0419/DD01 Details pursuant to condition DV17A (Dustbin enclosure required) and 080103 (Miscellaneous details-Railings and zinc cladding) of planning permission 20/0419/VRC.
<u>Development Management</u> Status: REF Date:07/01/2021	Application:20/3237/FUL Renovation, extension and new storey to existing building to form six apartments in total.
<u>Development Management</u> Status: REF Date:24/06/2021	Application:21/1110/FUL Renovation, extension and new storey to existing building to form six apartments.
<u>Development Management</u> Status: PCO Date:	Application:21/2729/FUL Renovation, rear single storey extension, new gable roof extension and rear basement to existing building to form six apartments.

21/2729/FUL
85 Connaught Road, Teddington TW11 0QQ

Site & Surroundings

The application site is situated with its frontage to the southern side of Connaught Road. It falls within the Fulwell and Hampton Hill Ward, is not locally or nationally listed, and is not located within a Conservation Area.

The existing building is a detached Victorian dwelling constructed of brick with a slate roof. Generally, the building is considered to sit well within its neighbouring properties and contribute to the character of the street frontage.

The existing building consists of a partial basement, a ground floor and two upper storeys (second floor over outrigger), with no habitable space within the roof. The building contains a ground floor flat and an upper floor flat with a common ground floor entrance. The ground floor flat contains two bedrooms with a small kitchen, dining area, and shower room. The upper floor flat consists of four different sized rooms on each floor with one small kitchen (with no dining space) and a shower room.

The flats do not contain any associated off-street parking spaces.

Planning History

- **21/1110/FUL** – Renovation, extension and new storey to existing building to form six apartments – **Refused 24/06/2021 for the following reasons:**
 - Character, Height and Scale – The proposed third floor addition to the existing building, by reason of its combined siting, height, scale and bulk, would result in an incongruous, dominant and unsympathetic form of development that would adversely impact on the appearance, form and appearance of the host property to the detriment of the character and visual amenity of the street scene. The development is therefore contrary to, in particular, Policies LP1 and LP2 of the Local Plan (2018).
- **20/3237/FUL** – Renovation, extension and new storey to existing building to form six apartments in total – **Refused 06/01/2021 for the following reasons:**
 - Character, Height and Scale – The proposed third floor addition to the existing building, by reason of its combined siting, height, scale and bulk, would result in an incongruous, dominant and unsympathetic form of development that would adversely impact on the appearance, form and appearance of the host property to the detriment of the character and visual amenity of the street scene. The development is therefore contrary to Policies LP1 and LP2 of the Local Plan (2018).
 - Sustainability – In the absence of an BREEAM Assessment demonstrating that the proposal can achieve an 'excellent standard', or written confirmation by an accredited assessor that this cannot be achieved, the scheme thereby fails to comply with the aims and objectives of Policy LP22 of the Local Plan (2018).
- **20/0419/DD01** – Details pursuant to condition DV17A (Dustbin enclosure required) and 080103 (Miscellaneous details-Railings and zinc cladding) of planning permission 20/0419/VRC – **Approved 11/12/2020**
- **20/1528/FUL** - New single storey annex in rear garden – **Approved 28/08/2020**
- **20/0489/FUL** - Single-storey outbuilding (games room/ study) – **Refused 06/05/2020**
- **20/0419/VRC** – Application Reference Number: 19/1759/FUL - Removal of condition 15 -

Breeam domestic refurbishment – **Approved 08/04/2020**

- **19/1759/DD01** – Details pursuant to condition DV49 (Construction Method Statement) of planning permission ref: 19/1759/FUL dated 09.09.2019 – **Approved 03/01/2020**
- **19/1759/FUL** - Single-storey rear extension, roof extensions and alterations to front and rear, extension to second floor of rear addition, elevation/fenestration alterations and new boundary treatment to allow for the change of use from 2 to 5 flats – **Approved 09/09/2019**
- **19/0997/VRC** - Variation of condition U56434 of planning permission 18/4125/FUL to amend the approved drawings – **Withdrawn 13/05/2019**
- **18/4125/FUL** - Alterations and extensions to existing building comprising 1) single storey side/rear extension, 2) new gable roof extension, new window, pitched roof to existing two storey bay window and 1 rooflight to front elevation; 3) dormer roof extension to main roof; 4) replacement windows on first and second floor side and rear elevations; 5) removal of second floor side window and alterations to eaves to outrigger and main roof slope and 6) replacement front boundary wall to facilitate the conversion of existing 2 no. flats (1 x 2B and 1 x 4B) into 4 no. flats (1 x 3B6P, 1 x 2B3P and 2 x 1B2P) and associated refuse store – **Approved 06/02/2019**
- **18/2214/FUL** - alterations and extensions to existing building comprising 1) single storey side/rear extension, 2) new gable roof extension, new window, pitched roof to existing two storey bay window and 1 rooflight to front elevation; 3) dormer roof extension to main roof and roof to outrigger; 4) replacement windows on first and second floor rear elevation; 5) removal of second floor side window and alterations to eaves to outrigger and 6) replacement front boundary wall to facilitate the conversion of existing 2 no. flats (1 x 2B and 1 x 4B) into 4 no. flats (1 x 3B6P, 1 x 2B4P and 2 x 1B2P) – **Refused 24/08/2018**

Proposal

Planning permission is sought for the renovation, extension and construction of a new storey in the roof space and a rear basement to the existing building to form six apartments in total.

Relevant policies

The following local planning policies and supplementary documents would generally apply when assessing such an application:

NPPF

London Plan (2021)

Local Plan (2018):

- LP 1 – Local Character and Design Quality
- LP 2 – Building Heights
- LP 8 – Amenity and Living Conditions
- LP10 – Local Environmental Impacts, Pollution and Land Contamination
- LP 20 – Climate Change Adaptation
- LP 21 – Flood Risk and Sustainable Drainage
- LP 22 – Sustainable Design and Construction
- LP 24 – Waste Management
- LP 34 – New Housing
- LP 35 – Housing Mix and Standards
- LP 36 – Affordable Housing
- LP 38 – Loss of Housing
- LP 39 – Infill, Backland and Backgarden Development

LP 44 – Sustainable Travel Choices
LP 45 – Parking Standards and Servicing

Supplementary Planning Guidance:

Design Quality SPD
Planning Obligation Strategy SPD
Small and Medium Housing Sites SPD
House Extensions and External Alterations SPD
Residential Development Standards SPD (Incorporating Nationally Described Space Standards)
Transport SPD
Hampton Wick & Teddington Village Planning Guidance SPD

All local policies and documents referred to in this letter are available to view on Council's website (www.richmond.gov.uk).

Public Representations

Correspondence was received from Cllr Matthew Hull referring the application to the planning committee if a recommendation is made for approval. This was due to the impact of the proposal on the adjacent Conservation Area, and given the current proposal is larger than the previous application which was refused.

The application was advertised to the public in the form of a site notice and surrounding properties by mail. Objections were received from 4 properties, and support comments were received from 2 properties. The reasons are summarised below:

Objections

- Visual improvement to frontage acknowledged, but 6 units is still disproportionate to all other houses in the neighbourhood.
- Height, scale and massing of proposal – proposal will still increase the height of the building in some places which is out of keeping with the street scene. Overall, it represents overdevelopment of the site.
- Conservation Area – The site borders the May Road Conservation Area and the proposal will look out of place and tower above the May Road properties.
- Precedence – approval of this proposal may set a precedent for similar development in the borough.
- Traffic generation and on-street parking – proposal would lead to increased traffic and excessive stress on existing parking provision in the area. The submitted parking survey is out of date.
- Refuse & recycling – concerns raised with the appearance and odour created by 6 large communal wheelie bins on the street scene. Although the proposal is for the bins to be enclosed and slightly sunken, this does not overcome these concerns.
- Loss of sunlight/daylight – proposal will result in loss of light to properties both adjacent to the development and on the opposite side of the road.
- Overlooking/privacy – proposal will result in overlooking of neighbouring properties both adjacent to the development and on the opposite side of the road.
- Noise and disturbance – the proposal will include a number of vents and running fans required to accommodate the number of new kitchens and bathrooms required. The increase of 4 flats on the site will lead to a significant increase in noise and disturbance on surrounding properties.
- Impact on existing services – the increased density on the site will put excessive pressure on existing services such as sewerage, water pressure, schools and GPs.

- Property damage – created by enlarged basement level.
- Construction – No side access to allow excavated earth to be collected by skip or lorry during basement excavations.
- Visual representations on drawings – These are not accurate or best misleading as they do not clearly represent the comparison to existing rooflines.

Support

- Design – The new proposal is a substantial improvement on the previous application, resulting in excellent design quality, and would not look out of place in a Conservation Area.
- Housing supply – proposals like this should be supported to relieve the existing housing shortage in the borough. The scheme will help young people in the area who want to get on the property ladder.
- Layouts – The layouts of the proposed flats are top quality.

Consultee comments

Internal consultees

Policy – No objection

Transport – No objection subject to conditions

External consultees

Thames Water – No objection subject to listed informatives

Amendments

No amendments requested or received.

Professional Comments

Key Issues

The main issues for consideration would be:

- *Principle of Development;*
- *Standards of Accommodation;*
- *Character, Design & Appearance;*
- *Neighbouring Residential Amenity;*
- *Sustainability;*
- *Parking and Transport including refuse storage;*
- *Affordable Housing;*
- *Fire Safety*

Principle of Development

Local Plan Policy LP35 states that development should generally provide family sized accommodation, except within town centres where a higher proportion of small units would be appropriate. Generally, the housing mix should be appropriate to the location. The Borough SHMA supports this approach, finding that an overall mix of market housing should be delivered, including family housing and options for older households to downsize. The appropriate mix should be considered on a site by site basis, having regard to its location, the existing stock in the locality and the character of an area and take account of existing infrastructure capacity such as schools and transport.

The proposed development would provide two 2-bedrooms and four 1- bedroom residential units. A series of permissions (most recently 20/0419/VRC) involved a split the ground floor unit into 2 x 1 bed 3 person units, which increased the total to five units. Whilst it is preferable for larger family units in this out of town centre location, the proposal still retains 2 x 2 bed units, and 1 bed units were previously considered appropriate to the location. Given the surrounding area features some flatted residential units, it is not considered that there are sufficient reasons to justify refusal of the revised mix.

In light of the above it is considered that the existing dwelling is, on balance, suitable for conversion to smaller residential dwellings. In accordance with Policies LP35 and LP38; the housing mix would be appropriate for this location.

Standards of Accommodation

Policy LP35(B) requires new housing to comply with the Nationally Described Space Standards (NDSS) – which sets a minimum gross internal floor area of 50sqm for a 1 bed 2 person one storey dwelling, or a minimum gross internal floor area for a 1 bed 1 person one storey dwelling of 39sqm, or 37sqm where a one person unit has a shower room rather than a bathroom. The minimum standards are outlined below:

- A double bedroom should be 11.5sqm and 2.75m wide
- Head height should be at least 2.3m for a minimum of 75% of the gross internal floor area
- Suitable storage space to be incorporated into units
- Communal gardens to be sheltered from roads and not overlooked from habitable rooms.

Table 1 - Minimum gross internal floor areas and storage (m²)

Number of bedrooms(b)	Number of bed spaces (persons)	1 storey dwellings	2 storey dwellings	3 storey dwellings	Built-in storage
1b	1p	39 (37) *			1.0
	2p	50	58		1.5
2b	3p	61	70		2.0
	4p	70	79		
3b	4p	74	84	90	2.5
	5p	86	93	99	
	6p	95	102	108	

Internal Areas

Flat 1: 1B2P – GIA: 50.1sqm (86sqm including basement storage)	Flat 4: 1B2P – GIA: 59sqm
Flat 2: 1B2P – GIA: 56sqm	Flat 5: 2B3P – GIA: 61sqm
Flat 3: 2B3P – GIA: 61sqm	Flat 6: 1B2P – GIA: 58sqm

As per the above, all proposed units comply with the NDSS and the scheme is therefore considered to provide a satisfactory layout and storage for the future occupants. Flats 1, 2, 3, 4 have already been assessed in terms of the internal layout provided and were considered to be acceptable. Each of the units have been designed and orientated to allow a suitable level of daylight. It is noted that windows are proposed for all habitable rooms, aside from the bedroom to Unit 6 which does include a rooflight.

Amenity Space

The requirements of Policy LP35 and the Residential Development Standards SPD continue to apply to external amenity space. For flats a minimum of 5sqm of private outdoor space for 1-2

person dwellings should be provided and an extra 1sqm should be provided for each additional occupant.

Policy LP35 states that amenity spaces should be:

- a. private, usable, functional and safe;
- b. easily accessible from living areas;
- c. orientated to take account of need for sunlight and shading;
- d. of a sufficient size to meet the needs of the likely number of occupiers; and
- e. accommodation likely to be occupied by families with young children should have direct and easy access to adequate private amenity space.

The previous application did not provide private amenity space for Flats 2, 3, 4 and 5 on the upper floors. The council recognises the constraints of a conversion in this instance. The site is located within two minutes walking distance to Alpha Road Gardens and a five minute walk to Bushy Park. It is considered in this instance that on balance the shortfall of amenity space is accommodated by the additional internal floor space and proximity to public open spaces within the locality

In light of the above, the proposed scheme would be considered acceptable to meet the needs generated by the development.

Inclusive Access

Since 1 October 2015, 90% of new housing in a development is expected to meet Building Regulation Requirement M4(2) 'accessible and acceptable dwellings' and 10% is expected to meet Building Regulation Requirement M4(3) 'wheelchair-user dwellings'. This is set out in Policy LP35(E). Both M4(2) and M4(3) require step-free access, the use of wheel chair lifts to provide access to upper floors may also be required for multi-storey development proposals.

As Building Regulation M4(2) cannot be applied to conversions and change of use proposals, it should not be applied. The mandatory M4(1) would be applicable, as that is the default it does not need to be secured by condition.

Character, Design & Appearance

The National Planning Policy Framework advises good design is a key aspect of sustainable development and is indivisible from good planning and should contribute positively to making places better for people.

Local Plan Policy LP1 states new development must be of a high architectural quality based on sustainable design principles. Development must respect local character and contribute positively to its surrounding based on a thorough understanding of the site and its context. In addressing design quality, the Council will have regards to the following:

- Compatibility with local character including relationship with existing townscape and frontages, scale, height, massing, proportions and form
- Sustainable development and adaptability, subject to aesthetic considerations
- Layout and access
- Space between buildings and relationship to the public realm
- Detailing and material

The Council does not wish to encourage a particular architectural style or approach but expects each scheme to be justified as a result of a sound understanding of the site and its context. The

Council will generally be opposed to any development or re-development that will be out of scale with existing surrounding development. The policy is intended to encourage analysis and sympathy with existing layout and massing, while respecting important historical styles.

Local Plan Policy 2 requires buildings to respect and strengthen their setting in the boroughs valued townscape through appropriate scales, heights and massing. To achieve this, building should respect the local context, and where possible enhance the character of an area, through appropriate, scale, height, massing, materials, roofscapes and urban patterns, amongst other measures.

In relation to Area 16 (to which the application site forms a part of), the Hampton Wick & Teddington Village Planning Guidance states:

Moving eastward, large, detached and semidetached late Edwardian and interwar houses increasingly take over, set back in leafy front gardens, many of which have been converted for off-street parking. This pattern of development extends into the side streets, e.g. Anlaby Road, Gloucester Road, King's Road and Oxford Road, up to Connaught Road. Much of the housing is of the Edwardian period and is generally in red brick (or mixed stock brick with red brick dressings), displaying a range of other materials and features, especially pebble-dash or hung tiles, steeply pitched clay-tiled roofs and timber porches with white painted joinery.

The proposed exterior changes (aside from the roof extensions) have previously been assessed under the extant approval (20/0419/VRC) and were considered not to cause undue harm to the outlook amenities of neighbouring residential properties. The previous refused applications (20/3237/FUL & 21/1110/FUL) involved upward roof extensions to create a new third floor to the dwelling. Objections were raised by the Council to the height and massing of these proposals, as they failed to align with the height of any of the surrounding buildings.

The current proposal now remodels the third floor in an attempt to overcome the reason for refusal in relation to character, height and scale. It involves maintaining the main ridge height and instead creating a new gabled front extension which sits behind the existing bay window, new front and rear dormers, and a mansard style roof.

The houses along Connaught Road are generally two storeys in height, although many have been extended to create accommodation in the roof space. There is some variation in the roofscape in terms of design, partially a result of those extensions. The proposal is an improvement on the previous refusal due to the reduced height which means the ridge height is no longer increased. The roof dormers are also relatively small in scale and sit comfortably within the roof space, so as not to dominate this. However overall, there would still be a relatively large amount of added bulk and massing to the roof space as a result of the proposals, and despite the main ridgeline being maintained, this is only for the ridge itself and the rest of the roof would be increased in height. The existing building is already taller than the adjoining buildings, and therefore the proposed roof extensions would exacerbate that raise in height, appearing taller than all buildings in the immediate area surrounding the site. The proposed mansard roof would result in a dominant feature of the street scene, and be at odds with most other buildings within this part of Connaught Road.

In terms of detailed design matters, the proposed fenestration would follow the correct window hierarchy by providing smaller windows to the upper floors, and they are in keeping with the design of existing fenestration. All materials including brickwork and slate roofing are in keeping with the existing building and other buildings in the context.

However in light of the above, the proposal for an additional storey fails to fully overcome the previous reason for refusal given that the bulk and massing continues to conflict with the setting,

and therefore it is contrary to Policies LP1 and LP2 of the Local Plan and associated SPD guidance.

Sustainability

Policy LP22 states that development will be required to conform to the Sustainable Construction Checklist. The London Plan (5.7) requires that all new development should achieve a reduction in carbon dioxide emission of 35% from on-site renewable energy generation. Development proposals of 1 dwelling unit or more will be required to reduce their total carbon dioxide emissions. Part C of Policy LP22 indicates that the target should be achieved following the Energy Hierarchy:

1. Be lean: use less energy
2. Be clean: supply energy efficiently
3. Be green: use renewable energy

A BREEAM report, dated 01/08/2021, has been submitted with the application. The report concludes that the scheme would achieve a score of 68% which represents 'Very Good'. Although a score of 'Excellent' is not achieved, the proposal is only 2% short of this and the report considers the score to be the highest possible for this site. Given the difficulty of meeting sustainability targets on an existing building, and noting that the same score was not refused as part of the previous application, it is considered acceptable in this instance.

A completed Sustainable Construction Checklist has been submitted scoring a total of 36 (C rating for domestic refurbishment); suggesting that the scheme would provide minimal effort to increase sustainability beyond general compliance. However, this is noted to be the same as a previous extant approval (18/4125/FUL) which resulted in a score of 36.

The application is also accompanied by an Energy and Sustainability Statement, dated 01/08/2020. The scheme has been considered with a wide range of sustainability criteria in mind from the outset this demonstrates a clear commitment to enhancing the positive impact of the development above and beyond the minimum standards required by LBRuT policy, with solar PV panels one of the preferred options to achieve the targets. It specifies that the proposed development would achieve a maximum consumption of 105 litres per person per day plus an additional 5 litres per person per day for external water consumption.

Highway, Parking and Refuse

Local Plan Policy LP45 states that new development should provide appropriate cycle access and sufficient, secure cycle parking facilities. The minimum cycle parking requirement for 1-bed units is one space, with two spaces required for 2-bed and 3-bed units. The submitted proposed site plan identifies that secure cycle parking serving the proposed dwellings would be sited within the flats. Whilst indicative details of a cycle store/parking arrangement have been provided within the flats on-site; in the event of approval, further details of the design of a suitable cycle parking arrangement and means of securing any cycles should be secured by an appropriately worded condition in order to ensure compliance with Policy LP45.

In accordance with policy LP45 developments and redevelopments have to demonstrate that the new scheme provides an appropriate level of off street parking to avoid an unacceptable impact on on-street parking conditions and local traffic conditions. For developments in areas with a PTAL of 0-3; 1-2 bedroom dwellings are required to provide 1no. off-street parking spaces, and 3 bedroom dwellings are required to provide 2no. Off-street parking spaces as set out within appendix 3 of the Local Plan. Whilst the Council's parking standards are set to a maximum, these standards are expected to be met unless it can be shown there would be no adverse impact on the area in terms of street-scene or on-street parking. This is reiterated in the parking standards set out in the London Plan which specifies that in outer London areas with low PTAL, borough should consider

higher levels of provisions, especially to address overspill parking pressures.

The maximum car parking standard for 1-2 bed units in this location is 1 off-street space and 2 spaces for 3 bed units. It is noted that the existing two 3-bedroom dwellings on site do not feature any existing off-street parking spaces. As such; the proposed development would be expected to provide 2 additional off-street parking spaces, given the existing dwellings on site.

The application is supported by a Transport Statement which specifies that no parking spaces are proposed. The extant permission gave approval for 5 flats (with a requirement for 2 additional spaces beyond the existing situation). The submitted application has been supported by an on-street parking survey which identifies that the existing highway network could accommodate the proposed overspill parking of 2 parking spaces. The bulk of this is given over to the previous parking survey results under 19/1759/FUL, which demonstrated a parking stress of 82%, with the potential additional parking stress from the development increasing this to 83.80% The addition of another unit increases this to 84.27% which is still within the Council's threshold of 85% specified in the SPD guidelines.

It is therefore considered that the shortfall of 2no. off-street parking spaces could be sufficiently accommodated on-street, and the addition of one further flat compared to the previous extant permission (19/1759/FUL) would not exacerbate this. Given the findings of the on-street- parking survey, the proposal would meet the requirements of Policy LP45 and has been demonstrated that there would be no adverse impact on the area in terms of street scene or on-street parking.

In light of the above; the proposed development would accord with the aims and objectives of policies LP44 and LP45 of the Local Plan (2018).

A condition can be imposed as part of any permission to ensure any impacts on transport and amenity during construction would be appropriately mitigated. The extant permission required the applicant to enter into a legal agreement with the Council to state that should a CPZ be implemented in the future, residents of this development would not be able to purchase residential parking permits within it. Such a condition could also be included as part of any permission of the current application.

Cycle parking

Secure cycle stores are proposed within each new unit of the development. The London Plan requirement is for 1 space per single bed unit, and the proposal is therefore considered to be in accordance with the relevant policies for cycle parking. Further details regarding specific arrangements for cycle storage will be required by conditioned as part of any approval.

Refuse

Refuse and recycling can be collected from the highway boundary on Connaught Road and specific details can be conditioned to ensure compliance with Policy LP24 and the Refuse and Recycling Storage Requirements SPD.

Residential Amenity of Neighbouring Properties

Policy LP8 state in considering proposals for development, the Council will seek to protect adjoining properties from unreasonable loss of privacy, pollution, visual intrusion, noise and disturbance. The Council will generally seek to ensure that the design and layout of buildings enables sufficient sunlight and daylight to penetrate into and between buildings and that adjoining land or properties are protected from overshadowing in accordance with established standards.

1. ensure the design and layout of buildings enables good standards of daylight and sunlight to be achieved in new development and in existing properties affected by new development; where

existing daylight and sunlight conditions are already substandard, they should be improved where possible;

4. Ensure that proposals are not visually intrusive or have an overbearing impact as a result of their height, massing or siting, including through creating a sense of enclosure;

5. Ensure there is no harm to the reasonable enjoyment of the use of buildings, gardens and other spaces due to increases in traffic, servicing, parking, noise, light, disturbance, air pollution, odours or vibration or local micro-climatic effects.

As noted above, the proposed exterior changes including the single storey rear extension, gable roof extension to the front and dormer to the rear roof slope have previously been assessed under the extant approval (20/0419/VRC) and were considered not to cause undue harm to the outlook amenities of neighbouring residential properties. This forms the fallback position, and the changes submitted under the proposal includes the new third storey addition.

The main dwellings to consider as part of this assessment are the neighbouring properties at No. 83 Connaught Road to the east and No. 87 Connaught Road to the west.

It is noted that no concerns were raised in the previous application (20/3237/FUL) with regard to neighbour amenity. Compared to that application, the overall massing of the current proposed upward roof extension is slightly reduced.

The application building is detached but there is a narrow gap which separates from both Nos. 83 and 87. The wall to the side elevation of No. 83 which adjoins the application site contains so fenestration, and therefore the proposed would not considered to have any impact on this property as any overshadowing would fall on the roof of this property and there are no windows which could be impact in terms of outlook or visual intrusion. No. 87 does contain some windows to the side elevation facing the application site, however their outlook and access to sunlight/daylight is already very limited due to the brick wall which forms a side elevation to the application building. As such, similar to No. 83, the proposed third floor addition would not be considered to result in any undue impact to the amenity of No. 87 beyond the existing situation.

Nos. 124, 126 and 128 Connaught are located on the opposite side of the road and to the north of the application site. Although there may be some loss of light at certain times of the day, the separation distance between the proposed upper floor addition and the front elevations of these dwellings of over 20m is considered sufficient to avoid this being significant.

In relation to privacy, the approved first and second floor windows are noted, and the only addition involves the third floor rear elevation window which is a dormer window. This window is not considered to result in any undue overlooking of neighbouring properties beyond the existing level of mutual overlooking, and as such no concerns are raised with the proposal on privacy grounds.

As such, the proposal is considered to be compliant with the Council's policy guidance on neighbour amenity, in particularly LP8 of the Local Plan.

Affordable Housing

Local Plan Policy LP36 states some form of affordable housing contribution will be expected on all new housing sites. The Council will seek the maximum reasonable amount of affordable housing when negotiating on private residential schemes, further details are set out in the Affordable Housing SPD.

A viability assessment was submitted with one of the previous applications, dated 9 November 2020. A review of this report was carried out by Bespoke and it was concluded that the scheme showed a residual site value of £1,036,000 which is below the benchmark land value by £26,000

without any allowance for affordable housing or S.106 contributions. This suggested that the scheme was not viable and could not support additional affordable housing or s106 contributions.

Bespoke were then asked to update their appraisal in May 2021 and produced a revised version based on indexing the build cost, which showed an increased deficit. In relation the current application, Bespoke have now updated the May appraisal based on the same process as previous . The results show that the deficit has increased since May and is now £102,000.

This indicates that the scheme could still not support an affordable housing contribution.

As such, the proposed scheme is excluded from providing an affordable housing contribution in line Policy LP36 of the Local Plan.

Fire Safety

Under Policy D12 of the new London Plan (2021), this requires that all developments must be designed to achieve the highest standards of fire safety to reduce the risk to life or serious injury in the event of a fire. This includes providing appropriate alarm systems, a suitable means of escape for all building users, and access to equipment for firefighting which is appropriate to the size and use of the development.

The applicant has submitted a Fire Safety Statement in response to the requirements of Policy D12 (A). This discusses all 6 of the relevant points raised in this policy, and as such this level of information is considered appropriate for the scale of development proposed.

The applicant is advised that alterations and extensions 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.

In light of the above, the proposed fire safety measures are considered to comply with Policy D12 of the London Plan.

Conclusion:

However, the proposed third floor addition to the existing building, by reason of its combined siting, height, bulk, scale and massing, is still considered to result in an incongruous, dominant and unsympathetic form of development that would adversely impact the character and visual amenity of the street scene. As such, the development is contrary to, in particular, Policies LP1 and LP2 of the Local Plan (2018).

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):TF.....

Dated:15/10/2021.....

I agree the recommendation: CTA

Team Leader/Head of Development Management/Principal Planner

Dated:19/10/2021.....

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:

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
