

Application reference: 21/3272/HOT HAMPTON WARD

Date application received	Date made valid	Target report date	8 Week date
17.09.2021	17.09.2021	12.11.2021	12.11.2021

Site:

7 Milton Road, Hampton, TW12 2LL,

Proposal:

Ground floor rear extension. New rooflight to rear elevation (amended).

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

APPLICANT NAME

Ms J Bevan
7, Milton Road
Hampton
TW12 2LL

AGENT NAME

Mr Iacopo Sassi
9 Milton Road
Hampton
TW12 2LL

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

Consultations:**Internal/External:**

Consultee

Expiry Date

Neighbours:

2 Parris Place, Hampton, TW12 2NJ, - 22.09.2021
1 Parris Place, Hampton, TW12 2NJ, - 22.09.2021
5 Milton Road, Hampton, TW12 2LL, - 22.09.2021
9 Milton Road, Hampton, TW12 2LL, - 22.09.2021

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

Status: GTD Application:00/2117
Date:20/09/2000 Single Storey Rear Extension With Part Pitched And Part Flat Roof.

Development Management

Status: PDE Application:21/3272/HOT
Date: Ground floor rear extension. New rooflight to rear elevation (amended).

Building Control

Deposit Date: 17.06.2019 Install replacement door in a dwelling
Reference: 19/FEN01109/FENSA

Application Number	21/3272/HOT
Address	7 Milton Road, Hampton, TW12 2LL
Proposal	Ground floor rear extension. New rooflight to rear elevation (amended).
Contact Officer	Alice Murphy
Target Determination Date	12/11/2021

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 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 subject site consists of a two-storey mid-terrace dwellinghouse located to the east side of Milton Road.

The application site is situated within Character Area 11 of the Hampton Village Planning Guidance and is designated as:

- Article 4 Direction – restricting basement development

3. DESCRIPTION OF THE PROPOSAL AND ANY RELEVANT PLANNING HISTORY

The application seeks to construct a ground floor rear extension to wrap around the two-storey outrigger. A single roof light is proposed on the first floor catslide roof at the rear of the property.

Relevant planning history for the subject site includes:

- **00/2117** - Single Storey Rear Extension With Part Pitched And Part Flat Roof. Granted.

4. CONSULTATIONS CARRIED OUT

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

No representations were received.

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

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)

- Policy D4 – Delivery good design
- Policy D12 – Fire Safety

These policies can be found at: https://www.london.gov.uk/sites/default/files/the_london_plan_2021.pdf

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	No
Impact on Amenity and Living Conditions	LP8	Yes	No

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
Hampton Village Planning Guidance

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:

Article 4 Direction – restricting basement development

6. EXPLANATION OF OFFICER RECOMMENDATION

The key issues for consideration are:

- i Design
- ii Impact on Neighbour Amenity
- iii Fire Safety

Issue i - Design

Policy LP1 of the Local Plan seeks to maintain and, where possible, enhance the high architectural and urban design quality which contributes to the character and heritage of the area.

The SPD on House Extensions and External Alterations notes that generally an extension of 3m in depth for a terraced property will be acceptable. Where the proposed extension seeks a larger depth, the eaves should be reduced to 2.2m at the shared boundary to mitigate detrimental impact on neighbours such as sense of enclosure or overbearing. The SPD also specifies:

- *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.*
- *The overall shape, size and position of rear and side extensions 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.*
- *The extension is made to appear as an obvious addition which is subordinate to the main structure.*

A ground floor extension is proposed wrapping around the two-storey outrigger structure. The extension will extend 1.8m towards the shared boundary with no.9 Milton Road and extend the existing rear building line by 3m. The rear portion of the extension will have a flat roof and a maximum height of 3m while the side wrap around will have a sloped roof to 2.2m eaves on the boundary.

Four rooflights are proposed on the roof of the extension and these are considered appropriate in regard to design and location.

Large glazed doors are proposed on the rear elevation. These are also considered acceptable giving siting at ground floor and at the rear of the property. The extension will be finished with render and roof tiles to match the existing rear elevation.

All works are located at the rear of the property and are not very visible from the street therefore have no significant impact on streetscape character. When considering the immediate surroundings there are many

examples of rear extensions and infill extensions. Therefore the proposed is considered to be of an appropriate scale and design for the surrounding area.

In addition to the rear extension, the single rooflight on the first floor cat slide roof is considered to be an appropriate size and location and no design concerns are raised.

In view of the above, the proposal is considered consistent with the aims and objectives of policies LP1 of the Local Plan.

Issue ii - Impact on Neighbour Amenity

Policy LP8 requires all development to protect the amenity and living conditions for occupants of new, existing, adjoining and neighbouring properties. This includes ensuring adequate light is achieved, preserving privacy and ensuring proposals are not visually intrusive.

Council's SPD specified that a projection of less than 3m is acceptable for a terraced dwellinghouse in regard to residential amenity.

When considering no.5 to the south, the property exhibits a rear extension to a similar depth of that proposed. Therefore, no projection will result from the extension.

When considering the no.9, the proposed will approximately the same depth and height as the existing side extension on the property, and for the additional 3m depth the scheme the eaves will be 2.2m high on the boundary. This is consistent with Council policy and no material impact is anticipated on the adjoining property. The immediately neighbouring rear window also serves a bathroom and therefore no further assessment is required in this regard.

All proposed roof lights are above head height and therefore do not afford loss of privacy for adjoining properties.

As such, having regard to its siting, design, scale and materiality, it is not considered that the proposed extension would have a material impact on the amenities of the neighbouring properties and no objections have been raised in this regard. Overall the scheme proposed complies with LP 8.

Issue iii – Fire Safety

London Plan policy D12 requires the submission of a Fire Safety Statement on all planning applications.

A Fire Safety Strategy was received by Council 18th September 2021. A condition will be included to ensure this is adhered to on an ongoing basis. The materials proposed are to match existing and will need to be Building Regulations compliant. 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. 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.

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):AMU.....

Dated:20/10/2021.....

I agree the recommendation: WT

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

Dated:21/10/2021.....

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

U0055539	NPPF APPROVAL - Para. 38-42
U0055540	Composite Informative