

## Application reference: 21/3240/HOT EAST SHEEN WARD

Date application received	Date made valid	Target report date	8 Week date
15.09.2021	21.09.2021	16.11.2021	16.11.2021

**Site:**

92 Temple Sheen Road, East Sheen, London, SW14 7RR

**Proposal:**

Single storey side to rear extension

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

**APPLICANT NAME**

Mrs Nicola Ross  
92, Temple Sheen Road  
East Sheen  
London  
SW14 7RR

**AGENT NAME**

Maggie Toy  
60 Torbay Road  
London  
NW6 7DZ

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

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

9 Albany Close, East Sheen, London, SW14 7DX, - 23.09.2021  
10 Albany Close, East Sheen, London, SW14 7DX, - 23.09.2021  
8 Albany Close, East Sheen, London, SW14 7DX, - 23.09.2021  
85 Temple Sheen Road, East Sheen, London, SW14 7RS, - 23.09.2021  
83A Temple Sheen Road, East Sheen, London, SW14 7RS, - 23.09.2021  
94 Temple Sheen Road, East Sheen, London, SW14 7RR, - 23.09.2021  
90 Temple Sheen Road, East Sheen, London, SW14 7RR, - 23.09.2021

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

Status: GTD Application: 21/3233/PS192  
Date: 30/09/2021 Rear dormer roof extension. Rooflights to front elevation. Removal of chimney

Development Management

Status: GTD Application: 21/3234/PS192  
Date: 08/10/2021 Erection of an outbuilding at the rear of the garden.

Development Management

Status: PDE Application: 21/3240/HOT  
Date: Single storey side to rear extension

Building Control

Official

Deposit Date: 12.12.2018      Install a gas-fired boiler  
Reference: 19/FEN00001/GASAFE

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<b>Application Number</b>	<b>21/3240/HOT</b>
<b>Address</b>	<b>92 Temple Sheen Road East Sheen London SW14 7RR</b>
<b>Proposal</b>	<b>Single storey side to rear extension</b>
<b>Contact Officer</b>	<b>Sukhdeep Jhooti</b>
<b>Target Determination Date</b>	<b>16.11.2021</b>

## 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 a two-storey semi-detached dwellinghouse. The application site is situated within East Sheen Village and is designated as follows:

- Village (East Sheen Village)
- Village Character Area (Stanley Road/ Derby Road/ Coval Lane -Character Area 16 East Sheen Village Planning Guidance Page 51 CHARAREA05/16/01)

## 3. DESCRIPTION OF THE PROPOSAL AND ANY RELEVANT PLANNING HISTORY

The proposal seeks planning permission for a single storey side to rear extension

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

- **21/3233/PS192** - Rear dormer roof extension. Rooflights to front elevation. Removal of chimney. **Granted Permission.**
- **21/3234/PS192** - Erection of an outbuilding at the rear of the garden. **Granted Permission**

## 4. CONSULTATIONS CARRIED OUT

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

No letters of representation 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](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

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	
Impact on Amenity and Living Conditions	LP8	Yes	

These policies can be found at

[https://www.richmond.gov.uk/media/15935/adopted\\_local\\_plan\\_interim.pdf](https://www.richmond.gov.uk/media/15935/adopted_local_plan_interim.pdf)

### Supplementary Planning Documents

House Extensions and External Alterations SPD (May 2015)  
Village Plan – East Sheen

These policies can be found at:

[https://www.richmond.gov.uk/services/planning/planning\\_policy/local\\_plan/supplementary\\_planning\\_documents\\_and\\_guidance](https://www.richmond.gov.uk/services/planning/planning_policy/local_plan/supplementary_planning_documents_and_guidance)

## 6. EXPLANATION OF OFFICER RECOMMENDATION

The key issues for consideration are:

- i Design
- ii Impact on neighbour amenity
- iii Fire Safety

### i Design

*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.*

*The Council's SPD relating to House Extensions and External Alterations states that the overall shape, size and position of side and rear extensions should not dominate the existing house or its neighbours. It should harmonise with the original appearance, either by integrating with the house or being made to appear as an obvious addition.*

With regards to side extensions the Council's SPD states that you should avoid side extensions that project beyond the existing front elevation and it is usually desirable to set it back by at least 1m. Side extensions should be built from matching work and to retain visual continuity.

The proposed single -storey side extension would be set -back from the front elevation of the existing house to ensure it appears a subordinate addition. It would also be set in from the common boundary by a sufficient distance to retain the gaps between dwellings which is an intrinsic feature of development within the immediate locality.

It would be built with complementary materials with proportionate and well-positioned fenestration. The proposed rooflights to the proposed extension would be of a size, scale, siting, profile and number which would not appear over-dominant within the roofslope of the proposed extension.

The proposed single storey rear extension would result in a rear addition which be of a similar footprint to the existing detached garage on-site. It would be built from complementary materials with contemporary glazing in the form of Bi-fold doors. This is acceptable as it helps ensure the proposal reads-well as an obvious addition to the existing house.

Overall, the proposal would serve as a proportionate and subordinate addition to the existing dwellinghouse due to its size, scale and design. It would comply with policy LP1 of the Local Plan as a consequence.

## ii Impact on neighbour amenity

*Policy LP8 states that development must protect the amenity and living conditions of existing, adjoining and neighbouring occupants. Design must allow for good daylight standards, avoid overlooking or noise disturbance, avoid visual intrusion, overbearing impacts or harm to the reasonable enjoyment of the uses of buildings and gardens. Harm may arise from various impacts such as noise, air pollution, odours or vibration.*

*The SPD on House Extensions and External Alterations notes that generally an extension of 3.5m in depth for a semi-detached property will be acceptable. Where the proposed extension seeks a larger depth, is dependent on the specific circumstances of the site which may justify greater rear projection.*

The proposed single storey rear extension would be set significantly away from the common boundary with No. 94 to the west. It would have a neutral impact on the amenities afforded by the inhabitants of this dwellinghouse. The proposed single storey rear extension would apprxo3.5m beyond the rear building line of No. 90 to the east. This represents an improvement when compared with the existing situation as the current detached garage at the application site projects further into the rear garden when viewed from the ground floor rear habitable room windows and garden area of No. 90. The proposed extension would be set in from the common boundary with No. 90 and it would have a greater set off from the common boundary with No.90 than the existing detached garage.

As such, the proposed single storey rear extension would not cause demonstrable harm to the outlook, privacy and light afforded to the inhabitants of No. 90 compared with the existing situation.

The proposed single storey side extension would not project forwards of No. 90 (nearest affected neighbouring property) The proposed development would not cause significant increases in the levels of overlooking compared with existing . The proposed rooflights would not cause direct overlooking of neighbouring properties due to their profile and siting. The proposed development would safeguard the living conditions of all other neighbouring properties due to its size, scale, siting and design.

Overall, the proposal would safeguard neighbour amenity for the aforementioned reasons. It would comply with policy LP8 of the Local Plan as a consequence.

## iii Fire Safety

A fire safety strategy has been submitted to the Council outlining fire safety measures associated with the development. This is in line with policy D12 of the London Plan 2021.

## 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): SJH

Dated: 26.10.2021

**I agree the recommendation:**



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

Dated: ...27/10/2021.....

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: .....