

Application reference: 21/3239/HOT HAMPTON WARD

Date application received	Date made valid	Target report date	8 Week date
15.09.2021	15.09.2021	10.11.2021	10.11.2021

Site:

75 Ormond Crescent, Hampton, TW12 2TQ,

Proposal:

Demolition of existing lean-to. Erection of single storey side and rear extension

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

APPLICANT NAME

Mr & Mrs S & N De Silva
75, Ormond Crescent
Hampton
TW12 2TQ

AGENT NAME

Elaine Kimber
69-71 Windmill Rd
Sunbury on Thames
TW16 7DT

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

Consultations:

Internal/External:

Consultee

Expiry Date

Neighbours:

Flat 5,63 Ormond Avenue,Hampton,TW12 2RY, - 16.09.2021
Flat 4,63 Ormond Avenue,Hampton,TW12 2RY, - 16.09.2021
Flat 3,63 Ormond Avenue,Hampton,TW12 2RY, - 16.09.2021
Flat 2,63 Ormond Avenue,Hampton,TW12 2RY, - 16.09.2021
Flat 1,63 Ormond Avenue,Hampton,TW12 2RY, - 16.09.2021
Flat 9,63 Ormond Avenue,Hampton,TW12 2RY - 16.09.2021
Flat 7,63 Ormond Avenue,Hampton,TW12 2RY - 16.09.2021
Flat 6,63 Ormond Avenue,Hampton,TW12 2RY - 16.09.2021
Flat 8,63 Ormond Avenue,Hampton,TW12 2RY - 16.09.2021
Flat 11,63 Ormond Avenue,Hampton,TW12 2RY - 16.09.2021
Flat 10,63 Ormond Avenue,Hampton,TW12 2RY - 16.09.2021
Flat 12,63 Ormond Avenue,Hampton,TW12 2RY - 16.09.2021
58 Ormond Crescent,Hampton,TW12 2TH, - 16.09.2021
77 Ormond Crescent,Hampton,TW12 2TQ, - 16.09.2021
73 Ormond Crescent,Hampton,TW12 2TQ, - 16.09.2021

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

Status: PDE

Application:21/3239/HOT

Date:

Demolition of existing lean-to. Erection of single storey side and rear extension

Building Control

Deposit Date: 24.08.2009 3 Windows

Reference: 09/FEN01911/FENSA

Building Control

Deposit Date: 16.10.2016 Install replacement windows in a dwelling

Reference: 16/FEN01773/FENSA

Building Control

Deposit Date: 19.11.2020 Install a gas-fired boiler Install a vented hot water storage vessel

Reference: 20/FEN04178/GASAFE

Building Control

Deposit Date: 18.01.2021 Install replacement door in a dwelling

Reference: 21/FEN00068/FENSA

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: 04/11/2021

I agree the recommendation: WT

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

Dated:5/11/2021.....

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

U0055895	Fire safety / building regs
U0055896	NPPF Approval paras 38-42
U0055897	Composite informative

Application reference: 21/3239/HOT
Site address: 75 Ormond Crescent, Hampton, TW12 2TQ

Proposal:

The application seeks planning permission for: *'Demolition of existing lean-to. Erection of single storey side and rear extension.'*

Site description:

The application site comprises a two-storey detached dwelling located on the north western side of Ormond Crescent, Hampton ward. The dwelling forms a group of inter-war brick dwellings with pitched roofs, dominant gabled fronts and integrated garages. These dwellings have deep rear gardens which adjoin the railway tracks to the rear. There are no statutorily or locally listed buildings to consider and the site is not in or adjacent to a conservation area. The site sits in an Area of Archaeological Priority and also Area 3 (Gloucester Road and the Ormonds) of the Hampton Village Planning Guidance. The site is in Flood Zone 1 and is not identified as being susceptible to surface water flooding. There is an Article 4 Direction restricting basement development.

Planning history:

None.

Main Development Plan policies:

London Plan (2021)

- Policy D12 – Fire Safety

Local Plan (2018):

- Policy LP1 Local Character and Design Quality
- Policy LP7 Archaeology
- Policy LP8 Amenity and Living Conditions

Supplementary Planning Guidance / Documents (SPDs):

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

Amendments:

None.

Other matters:

None.

Public and other representations:

None received.

Professional comments

The main issues to consider are:

- Character, design, appearance;
- Archaeology;
- Neighbouring amenities;
- Fire safety.

Character and Appearance

The proposed ground floor side/rear wraparound extension would replace a single-storey side lean-to and adjoin an existing single-storey rear extension. It would have a part mono-

pitched part flat roof with 4 no. rooflights. Subject to a condition ensuring materials match existing, the proposal is considered to be of an appropriate scale, design and siting so as to appear as a proportionate and subordinate addition which assimilates well with the main property and protects the visual amenities of the local area.

Archaeology

The site is within an Area of Archaeological Priority. However, given that this is a previously developed site and that the proposal is minor in nature and includes no excavations, it is not considered that this householder application would cause undue archaeological harm.

Residential Amenity

The application proposes the replacement of an existing single-storey side lean-to to be flush with the existing single-storey rear extension to be retained. The pertinent property to consider is No. 77 which benefits from an existing rear conservatory at this boundary, whose rear building line would be broadly flush with the proposed extension at No. 75. The proposal would be well within the rear projection guideline of 3.5m set out in the House Extensions and External Alterations SPD and is of an overall appropriate scale, design and siting so as to protect the amenities of neighbouring properties. Proposed rooflights are of an appropriate siting so as not to cause any overlooking issues.

Fire Safety

The application is accompanied by a fire safety strategy report prepared by the applicant's architect which addresses the relevant criteria set out in Part A of London Plan Policy D12 and is thus considered to be proportionate and acceptable for an application of this nature. The applicant is advised that alterations to existing buildings should comply with the Building Regulations and that planning permission is not a consent under the Building Regulations, for which a separate application should be made.

Recommendation: APPROVE subject to conditions and informatives