

Application reference: 21/4274/HOT KEW WARD

Date application received	Date made valid	Target report date	8 Week date
14.12.2021	21.12.2021	15.02.2022	15.02.2022

Site:

12 Whitcome Mews, Kew, Richmond, TW9 4BT

Proposal:

Single storey rear extension

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

APPLICANT NAME

Ms Joanna Zonneveld
12, Whitcome Mews
Kew
TW9 4BT

AGENT NAME

Mr Yousuf Kyeyune
86 Devonshire Road
London
W5 4TP
United Kingdom

DC Site Notice: printed on and posted on 07.01.2022 and due to expire on 28.01.2022

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

8 Greenlink Walk, Richmond, TW9 4AF, - 22.12.2021
6 Whitcome Mews, Kew, Richmond, TW9 4BT, - 22.12.2021
13 Whitcome Mews, Kew, Richmond, TW9 4BT, - 22.12.2021
11 Whitcome Mews, Kew, Richmond, TW9 4BT, - 22.12.2021

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

Status: PCO

Application: 21/4274/HOT

Date:

Single storey rear extension

Building Control

Deposit Date: 26.01.1999

405 new dwellings & 1 non residential amended 05/02/2001 to 409 new dwellings & 2 non residential Amended 25/11/2002 to 536 new dwellings & 2 non residential 1-6 WHITCOME Mews, Kew. TW9 4BT 7-20 WHITCOME Mews, Kew. TW9 4BT Flats 1-28, 21 Whitcome Mews, Kew. TW9 4BU 1-5 (odd), WOODMAN MEWS, Kew. TW9 4AH 9-13 (odd), WOODMAN MEWS, Kew. TW9 4AH 1-43 (consecutive), Saffron House, 7 WOODMAN MEWS. Kew. TW9 4AP 1-27 (odd), Melliss Avenue, Kew. TW9 4BQ 2-32 (even), Melliss Avenue, Kew. TW9 4BQ JUNIPER House, Flats 1-25, 29 Melliss Avenue, Kew. TW9 4BS LAVENDER House, Flats 1-36, 31 Melliss Avenue, Kew.

TW9 4AB LIME House, Flats 1-36, 33 Melliss Avenue, Kew.
TW9 4AE CEDAR House, Flats 1-62, 35 Melliss Avenue, Kew.
TW9 4BG MAPLE House, Flats 1-54, 37 Melliss Avenue, Kew. TW9
4BF AURA House, Flats 1-46, 39 Melliss Avenue, Kew. TW9 4BX
TERRANO House, Flats 1-27, 40 Melliss Avenue, Kew. TW9 4BZ
ACQUA House, Flats 1-46, 41 Melliss Avenue, Kew. TW9 4BY OAK
House, Flats 1-14, 42 Melliss Avenue, Kew. TW9 4BE 44-54
(even) Melliss Avenue, Kew. TW9 4BD 56-66 (even) Melliss Avenue,
Kew. TW9 4BB 68-78 (even) Melliss Avenue, Kew. TW9 4BA 1-
30 Kelsall Mews, Kew. TW9 4BP 1-8 Greenlink Walk, Kew. TW9 4AF

Reference: 99/0131/AI

Building Control

Deposit Date: 25.04.2013 1 Door

Reference: 13/FEN02293/FENSA

Building Control

Deposit Date: 30.09.2021 Install a gas-fired boiler

Reference: 21/FEN03262/GASAFE

Application Number	21/4274/HOT
Address	12 Whitcome Mews Kew Richmond TW9 4BT
Proposal	Single storey rear extension
Contact Officer	Jack Davies
Target Determination Date	15/02/22

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 three-storey terraced dwellinghouse on the eastern side of Whitcome Mews. Whitcome Mews forms part of a collection of mews facing the Thames in the Kew Riverside development.

Relevant site designations:

- Archaeological Priority – English Heritage
- Area Benefiting Flood Defence - Environment Agency
- Floodzone 2/3/3a
- Area Susceptible to Surface Water Flooding – Environment Agency
- Metropolitan Open Land - Townmead Kew - MOL - LP 13
- Thames Policy Area
- Character Area 15 of the Kew Village Planning Guidance.

The site is also subject to the borough-wide Article 4 Directive restricting basement development.

Although the site is designated as MOL as above, it is noted that only part of the site is subject to this designation. The rear part of the property, which is subject to this application is not designated within MOL.

3. DESCRIPTION OF THE PROPOSAL AND ANY RELEVANT PLANNING HISTORY

The proposal is for a single storey rear extension

There is no relevant planning history for this property.

4. CONSULTATIONS CARRIED OUT

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

1 x objection was received which raised concerns over sunlight access and overdevelopment of the site.

These concerns are addressed in the assessment below.

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 D1 – London’s form, character and capacity for growth
 Policy D3 – Optimising site capacity through design led approach
 Policy D4 – Delivering good design
 Policy D6 – Housing quality and standards
 Policy D12 – Fire Safety

These policies can be found at: <https://www.london.gov.uk/what-we-do/planning/london-plan/new-london-plan/london-plan-2021>

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 MOL	LP13	Yes
Impact on Amenity and Living Conditions	LP8	Yes
Impact on Flooding	LP21	Yes

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 – Kew Village Planning Guidance
 Residential Development Standards

These policies can be found at:

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 and impact on local character
- ii Impact on Neighbour Amenity
- iii Impact on Flooding
- iv Fire Safety

Issue i - Design and impact on local character and MOL

Local Plan Policy LP1 states that *The Council will require all development to be of high architectural and urban design quality. The high quality character and heritage of the borough and its villages will need to be maintained and enhanced where opportunities arise. Development proposals will have to demonstrate a thorough understanding of the site and how it relates to its existing context, including character and appearance, and take opportunities to improve the quality and character of buildings, spaces and the local area.*

Local Plan Policy LP 13 States that: When considering developments on sites outside Green Belt or Metropolitan Open Land, any possible visual impacts on the character and openness of the Green Belt or Metropolitan Open Land will be taken into account.

The scheme proposes a single storey rear extension. The extension would be subservient in height to the main dwelling as it is located entirely below the first floor fenestration. It is noted that there are only a few rear extensions amongst the properties in Whitcome Mews, notably No.10 is of similar design and scale, albeit it would appear to be erected without planning permission. Notwithstanding such, the proposal is in

scale with the host dwelling, with the dwellings adjacent and with the existing rear extensions in the locality. The extension is modest in depth and allows for adequate garden space to be preserved for the enjoyment of occupant.

The proposal is to be finished in render and painted in a colour to match the existing property. The proposal also seeks permission for a green roof and rooflight. The green roof is welcomed and mostly screens the rooflight from any views. There is no objection in this regard.

As discussed the site is located partially within MOL. The location of the proposed extension is however located outside the designated MOL area. As the MOL area is designated at the front of the site, the rear is shielded from MOL views by the existing dwelling. Therefore the proposed rear extension is not considered to impact on the openness of the MOL and Local Plan Policy LP13 is satisfied.

The scheme is considered to satisfy Local Plan Policy LP1 and LP13 and the relevant SPD.

Issue ii- Impact on Amenity

Local Plan Policy LP8 states All development will be required to protect the amenity and living conditions for occupants of new, existing, adjoining and neighbouring properties

The House extensions SPD states that extensions which project 3m from terraced dwellings are generally acceptable. In this instance the proposed rear extension projects approx. 2.4m from the rear elevation of the host dwelling and both adjacent neighbours. The height of the proposed extension is approx. 2.9m. This in combination with the modest depth of the proposal is not considered to adversely impact upon neighbours access to sunlight nor would it be unreasonably overbearing which would warrant a reason for refusal.

The 'residential development standards' SPD states that: *To ensure there is no significant loss of rear garden space nor an unacceptable sense of enclosure to the surrounding area is created, proposals that cover the existing garden space of a plot by 50% or more will not normally be permitted.*

The proposed extension would leave more than 50% of the existing garden space and therefore it is considered that there is adequate amenity space for future occupants use and that the proposal would not represent an overdevelopment of the application site.

The proposed windows are rearward or skyward facing and therefore it is not considered that privacy will be impacted.

The scheme is considered to satisfy Local Plan Policy LP8.

Issue iii- Impact on Flooding

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 subject site is located within Floodzones 2, 3 and 3a. The proposed alterations including the minor extension to the existing floor area/ building footprint. The use will remain residential and the internal floor level of the extension will be no lower than that of the existing dwellinghouse.

Overall, the proposal is not anticipated to result in any increase in flood risk and is therefore in accordance with LP 21.

Issue iv- Fire Safety

Policy D12 – Fire Safety states:

In the interests of fire safety and to ensure the safety of all building users, all development proposals must achieve the highest standards of fire safety and ensure that they:

- 1) identify suitably positioned unobstructed outside space: a) for fire appliances to be positioned on b) appropriate for use as an evacuation assembly point*
- 2) are designed to incorporate appropriate features which reduce the risk to life and the risk of serious injury in the event of a fire; including appropriate fire alarm systems and passive and active fire safety measures*
- 3) are constructed in an appropriate way to minimise the risk of fire spread*
- 4) provide suitable and convenient means of escape, and associated evacuation strategy for all building users*

- 5) develop a robust strategy for evacuation which can be periodically updated and published, and which all building users can have confidence in
- 6) provide suitable access and equipment for firefighting which is appropriate for the size and use of the development.

The supporting text explicitly asks applicants to :

- a. demonstrate on a site plan that space has been identified for the appropriate positioning of fire appliances. These spaces should be kept clear of obstructions and conflicting uses which could result in the space not being available for its intended use in the future.
- b. show on a site plan appropriate evacuation assembly points. These spaces should be positioned to ensure the safety of people using them in an evacuation situation.

The applicant has submitted a fire risk report. The document outlines an evacuation strategy and provisions for fire equipment and are considered to satisfy London Plan Policy D12.

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

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): ...DAV..... Dated:01/02/21.....

I agree the recommendation:

This application has been subject to representations that are contrary to the officer recommendation. The Head of Development Management / South Area Team Manager has considered those representations and concluded that the application can be determined without reference to the Planning Committee in conjunction with existing delegated authority.

South Area Team Manager: 

Dated:01.02.2022.....