

## Application reference: 21/4237/HOT EAST SHEEN WARD

Date application received	Date made valid	Target report date	8 Week date
10.12.2021	13.12.2021	07.02.2022	07.02.2022

### Site:

20 Vicarage Road, East Sheen, London, SW14 8RU

### Proposal:

Hip to gable roof extensions to both side elevations, with rear dormer roof extension. Roof lights to the front elevation.

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

### APPLICANT NAME

Mr R Kinsley  
20 Vicarage Road  
East Sheen  
London  
SW14 8RU

### AGENT NAME

Mr D Varns  
Office 4C, Beaufort  
Parklands, Railton Road  
Guildford  
GU2 9JX

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

### Consultations:

**Internal/External:**

**Consultee**

**Expiry Date**

### Neighbours:

9 Vicarage Gardens, East Sheen, London, SW14 8RT, - 14.12.2021

143 Palewell Park, East Sheen, London, SW14 8JJ, - 14.12.2021

2B Vicarage Drive, East Sheen, London, SW14 8RX, - 14.12.2021

2A Vicarage Drive, East Sheen, London, SW14 8RX, - 14.12.2021

18 Vicarage Road, East Sheen, London, SW14 8RU, - 14.12.2021

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

#### Development Management

Status: GTD

Date: 02/03/2000

Application: 00/0063

Replace Existing Rear Bay With New Bay And Replace Rear Windows.

#### Development Management

Status: GTD

Date: 28/01/2013

Application: 12/T0828/TPO

T1 - Sycamore - Remove 1 limb on the left-hand side growing towards the drive & reduce remainder of crown by 30%

#### Development Management

Status: GTD

Date: 17/07/2017

Application: 17/1326/HOT

Rear ground floor extension, two-storey side extension, relocation of entrance to front with porch facing street and rendering and painting of elevations.

#### Development Management

Status: GTD

Date: 10/08/2018

Application: 18/T0423/TPO

T1 - Sycamore - Pollard back to previous reduction points (approx. 3/4m)

#### Development Management

Status: REF

Application: 20/2209/PS192

Date:09/09/2020 2x part hip to gable and rear dormer roof extensions.

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Development Management

Status: PDE

Date:

Application:21/4237/HOT

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Building Control

Deposit Date: 21.10.1999

Single storey rear bay extension

Reference: 99/1837/FP

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Building Control

Deposit Date: 21.12.2017

Two storey side and single storey rear extension, internal alterations, and alterations to existing windows and external doors

Reference: 17/2458/BN

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Building Control

Deposit Date: 01.02.2019

Install replacement windows in a dwelling

Reference: 19/FEN00442/FENSA

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Building Control

Deposit Date: 03.08.2019

Install a gas-fired boiler Install a flued gas cooking range

Reference: 19/FEN02785/GASAFE

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Building Control

Deposit Date: 06.09.2019

Install a replacement consumer unit Rewire of all circuits

Reference: 19/NIC02001/NICEIC

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Building Control

Deposit Date: 26.09.2019

Install a gas-fired boiler

Reference: 19/FEN03219/GASAFE

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<b>Application Number</b>	<b>21/4237/HOT</b>
<b>Address</b>	<b>20 Vicarage Road, East Sheen, London, SW14 8RU</b>
<b>Proposal</b>	<b>Hip to gable roof extensions to both side elevations, with rear dormer roof extension. Roof lights to the front elevation.</b>
<b>Contact Officer</b>	<b>Kerry McLaughlin</b>
<b>Target Determination Date</b>	<b>07.02.2022</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 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 proposal property is a two-storey, detached dwelling, located on the southern side of Vicarage Road.

The site is subject to the following planning constraints:

Article 4 Direction Basements	Article 4 Direction - Basements / Ref: ART4/BASEMENTS / Effective from: 18/04/2018
Critical Drainage Area - Environment Agency	Richmond Town Centre and Mortlake [Richmond] / Ref: Group8_004 /
Protected View (Indicative Zone)	View 7 RICHMOND PARK TOWARDS ST PAULS CATHEDRAL
TPO	REF: T0172 - T11 Locust Tree - Robinia pseudoacacia
TPO	REF: T0172 - T12 Bay - Laurus nobilis
Village	East Sheen Village
Village Character Area	Palewell Park, Hertford Avenue and surrounds - Character Area 9 East Sheen Village Planning Guidance Page 33 CHARAREA05/09/01
Ward	East Sheen Ward

### 3. RELEVANT PLANNING HISTORY

The comprehensive list of planning history can be found above however the most relevant planning history is as follows:

Ref	Proposal	Decision
21/P0364/PREAPP	Alterations to roof comprising part hip to gable and rear dormer roof extensions.	Advice Provided
20/2209/PS192	2x part hip to gable and rear dormer roof extensions.	Refused Permission

#### 4. CONSULTATIONS CARRIED OUT

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

1 letter of objection has been received. This comment is summarised as follows:

- Layout, design and appearance
- Overbearing & visually intrusive

Design and Neighbour amenity considerations are assessed under Section 7 in the report below.

#### 5. AMENDMENTS

None.

#### 6. 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:

- Policy D4 - Delivering Good Design
- 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	<del>No</del>
Views and Vistas	LP5	Yes	<del>No</del>
Amenity and Living Conditions	LP8	Yes	<del>No</del>
Trees, Woodland and Landscape	LP16	Yes	<del>No</del>

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 Extension and External Alterations
- East Sheen Village Plan

These policies can be found at:

[https://www.richmond.gov.uk/services/planning/planning\\_policy/local\\_plan/supplementary\\_planning\\_docume](https://www.richmond.gov.uk/services/planning/planning_policy/local_plan/supplementary_planning_docume)

[nts\\_and\\_guidance](#)

## 7. EXPLANATION OF OFFICER RECOMMENDATION

The key issues for consideration are:

- i Design/Visual Amenity
- ii Neighbour Amenity
- iii Views and Vistas
- iv Trees

### Issue i - Design/Visual Amenity

*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 proposal is not in strict compliance with council SPD which states:

- “Hip to gable extensions - An extension that results in the conversion of an existing hip roof into a gabled roof is not desirable and will not be encouraged.”
- “Keep roof extensions ‘in-scale’ with the existing structure”
- “Roof extensions should not dominate the original roof.”

However, the proposed roof is similar in design, proportion and scale to a number of properties within the immediate vicinity (as highlighted in figure 1 below) and therefore whilst the proposal is not strictly compliant with the councils SPD (House Extensions and External Alterations), as it would dominate and completely alter the original roof profile, there are material considerations to balance against the strict application of policy guidance. There are a variety of roof forms in the locality and having regard to the fallback position of utilising permitted development rights, it is considered that the scheme results in a visually coherent design that would integrate with the locality.

As such, the roof extension is considered acceptable in this instance, as it is in keeping with the character of the area. This also confirms that the proposal would not result in an incongruous addition to host dwelling or wider locality.

Figure 1



The proposed exterior materials will match that of the existing dwelling to ensure the scheme integrates satisfactorily with the proposal site and surrounding area. The proposed fenestration is in keeping with the materials, design and appearance of those on the upper floors of the host dwelling itself and neighbouring properties. The windows within the dormer will be smaller than that of the floor below as required under SPD. No concerns are raised in this regard.

The proposal seeks to install 3x rooflights to the front roof slope. Rooflights are a common characteristic within the locality, this confirms the proposal will not result in an incongruous addition to the area. The rooflights have been sensitively located as to not appear cluttered. The proposed rooflights raise no significant issues in terms of visual amenity due to their appropriate style, scale and siting.

The proposed scheme is considered acceptable in terms of design/visual amenity. The proposal is not considered to detrimentally impact the character of the wider area or host dwelling and therefore, is in line with policy LP1 of the Local Plan (2018) and relevant Supplementary Planning Documents/Guidance.

### **Issue ii - 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.*

*With regard to dormer roof extensions, the SPD on House Extensions and External Alterations notes that where houses are terraced and/or have small gardens, overlooking should be minimised by restricting the side of the window and setting windows back from the eaves.*

The proposed works would be located within the confines of the existing roof. Thus, the proposed development will not appear unreasonably overbearing or visually intrusive to neighbouring occupiers.

The siting at roof level would ensure the extension would not cause an undue loss of light to neighbouring properties, habitable rooms or gardens.

Having regard to the existing windows, positioning and orientation of the site, no harmful overlooking impacts would occur. The upper floor rear elevation windows offer an existing degree of mutual overlooking between properties. The proposed fenestration will not further increase this.

The proposed rooflights raise no significant issues in terms of privacy since they are above head height and face skywards.

The proposal would not cause any loss of amenity space.

The property would remain solely in residential use as a result of the proposal. An undue increase in noise or pollution would not occur as a result of the proposal.

The proposed scheme is considered acceptable in terms of neighbour amenity. The proposal is not considered to detrimentally impact the amenities of any neighbouring occupiers and therefore, is in line with policy LP8 of the Local Plan (2018) and relevant Supplementary Planning Documents/Guidance.

### **Issue iii - Views and Vistas**

*Policy LP5 of the local plan states 'The council will protect the quality of the views, vistas, gaps and the skyline, all of which contribute significantly to the character, distinctiveness and quality of the local and wider area'*

Due to the siting and proposed height of the scheme being lower than that of the surrounding built form, it is considered this proposal will have a neutral impact on the Richmond Park towards St Pauls Cathedral protected view. Therefore, the scheme is compliant with the aims and objectives of LP5 of the Local Plan, 2018.

### **Issue iv - Trees**

*Policy LP 16 of the Local Plan states 'The Council will require the protection of existing trees and the provision of new trees, shrubs and other vegetation of landscape significance that complement existing, or create new, high quality green areas, which deliver amenity and biodiversity benefits.*

There are numerous preserved trees (TPO's) within close proximity to the development site, as shown in figure 2 below.

*Figure 2*



Given the siting of the tree in relation to the dwelling and driveway access for construction it is not anticipated that the incorporation of the proposed development and its construction would materially harm the health of any of these protected trees, subject to a safeguarding condition. Therefore, the scheme is found to be in accordance with policy LP16.

### **Other Matters**

#### **Fire Safety**

The applicant has submitted the following documentation as required under Policy D12 of the London Plan (2021):

- 'Fire Safety Document' confirming compliance with the following requirements:
  - 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.
    - A site plan demonstrating that space has been identified for the appropriate positioning of fire appliances. These spaces are to be kept clear of obstructions and conflicting uses which could result in the space not being available for its intended use in the future.
    - A site plan showing appropriate evacuation assembly points.

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.

### **8. 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.

### **9. RECOMMENDATION**

Although some aspects of the scheme are not in strict conformity with the technical standards set out in the SPD, there are mitigating circumstances (established character of the area) to ensure that the scheme would not compromise the aims of adopted policy or cause demonstrable harm. Therefore, in this case, there are circumstances to justify an exception to the strict application of guidance and policy.

# 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): KM

Dated: 25.01.2022

**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: .....26.01.2022.....