

Application reference: 21/4261/HOT HAM, PETERSHAM, RICHMOND RIVERSIDE WARD

Date application received	Date made valid	Target report date	8 Week date
13.12.2021	15.12.2021	09.02.2022	09.02.2022

Site:

55B Lock Road, Ham, Richmond, TW10 7LQ

Proposal:

Conversion of garage into a habitable room with a double-glazed window

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

APPLICANT NAME

Adrian Costeanu
8 Locksmeade Road
Richmond
TW10 7YT
United Kingdom

AGENT NAME

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

Consultations:

Internal/External:

Consultee

Expiry Date

Neighbours:

57 Lock Road, Ham, Richmond, TW10 7LL, - 16.12.2021
45 Mead Road, Ham, Richmond, TW10 7LG, - 16.12.2021
55A Lock Road, Ham, Richmond, TW10 7LQ, - 16.12.2021
55C Lock Road, Ham, Richmond, TW10 7LQ, - 16.12.2021

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

Status: GTD Application:66/0554
Date:03/05/1966 Nursery School.

Development Management

Status: GTD Application:67/0299
Date:04/04/1967 Continuation of use of premises as a Nursery School.

Development Management

Status: GTD Application:68/0306
Date:28/03/1968 Continuation of use of premises as a nursery school.

Development Management

Status: GTD Application:71/1138
Date:16/07/1971 Continuation of use as nursery playgroup.

Development Management

Status: PDE Application:21/4261/HOT
Date: Conversion of garage into a habitable room with a double-glazed window

Development Management

Status: GTD Application:21/4454/PS192
Date:17/01/2022 Rear dormer roof extension and front rooflights

Development Management

Status: PCO Application:22/0048/PS192
Date: Single storey rear extension. Frotn porch.

Building Control

Deposit Date: 27.03.2004 FENSA Notification of Replacement Glazing comprising 7 Windows and 1 Doors. Installed by Bowater Windows Ltd t/a Zenith Staybrite WHS. FENSA Member No 13992. Installation ID 1596954. Invoice No 04E03262

Reference: 04/6151/FENSA

Building Control

Deposit Date: 29.08.2006 Installed a Gas Boiler New electrical circuit(s) - Other

Reference: 06/93320/CORGI

Building Control

Deposit Date: 31.05.2007 1 Door

Reference: 07/FEN00074/FENSA

Building Control

Deposit Date: 04.05.2017 Install replacement door in a dwelling

Reference: 17/FEN01004/FENSA

Building Control

Deposit Date: 12.12.2019 Installed a Gas Cooker

Reference: 19/FEN04084/GASAFE

Application Number	21/4261/HOT
Address	55B Lock Road Ham Richmond TW10 7LQ
Proposal	Conversion of garage into a habitable room with a double-glazed window
Contact Officer	Sukhdeep Jhooti
Target Determination Date	09.02.2022

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 subject site is occupied by a two storey, detached dwellinghouse located on Lock Road. The site does not fall within a Conservation Area, nor is it designated as a Building of Townscape Merit.

Site designations:

- Article 4 Direction- restricting basement development
- Archaeological Priority Site
- Ham and Petersham Neighbourhood Plan Area
- Area Susceptible to Surface Water Flooding

3. DESCRIPTION OF THE PROPOSAL AND ANY RELEVANT PLANNING HISTORY

The proposal seeks planning permission for conversion of garage into a habitable room with a double-glazed window

The subject property was granted consent under decision reference: 83/0899 for the Erection of two houses. There is a condition attached to this consent which restricts the use of the garage to the garaging of a car. Hence, planning permission is required for the conversion of the existing garage into a habitable room.

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

- **22/0048/PS192** - Single storey rear extension. Front porch. **Pending Consideration.**
- **21/4454/PS192** - Rear dormer roof extension and front rooflights. **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

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	Ne
Impact on Amenity and Living Conditions	LP8	Yes	Ne

Ham and Petersham Neighbourhood Plan (2019)

The main policies applying to the site are as follows:

Issue	Plan Policy	Compliance	
Protecting Green Character	C1	Yes	Ne
Character and Context Appraisal	C2	Yes	Ne

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
- Transport

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
- ii Impact on neighbour amenity
- iii Transport
- iv 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 conversion of garage into habitable space with a window is acceptable. The proposed fenestration would match existing. It would not detract from the character and appearance of the subject property and surrounding area.

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

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 property would remain in C3 residential use. The proposed habitable room would be used in connection with the C3 use of the existing property. It would not generate significant increases in noise levels compared with the existing situation. The proposed window would not cause material increases in the levels of overlooking compared with existing. The proposal would not cause demonstrable harm to the light and outlook afforded to the inhabitants of neighbouring properties due to its nature and siting.

The proposal would safeguard neighbour living conditions. It would comply with policy LP8 of the Local Plan.

iii Transport

Whilst the proposal results in the loss of a garage, given it is of substandard size, as per the Transport SPD, it is not envisaged the loss of the garage would result in additional parking pressures to warrant refusal of planning approval.

iv Fire Safety

Policy D12 of the London Plan 2021 requires the submission of Fire Safety Statement on all planning application. Compliance with building regulations is still required. A fire safety statement has been received and a condition would be imposed to ensure this is adhered to on an ongoing basis.

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: 03.02.2022

I agree the recommendation:

Principal Planner

Dated:WWC.....4/2/22.....

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: