

Application reference: 21/4340/HOT MORTLAKE, BARNES COMMON WARD

Date application received	Date made valid	Target report date	8 Week date
20.12.2021	20.12.2021	14.02.2022	14.02.2022

Site:

86 Cleveland Gardens, Barnes, London, SW13 0AH

Proposal:

Re-construction of existing extension.

Removal of ground floor existing flat roof & mono-pitch roof. New pitched roof to be built. New skylights. New bi-fold doors. Lightwell to be removed.

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

APPLICANT NAME

Thomas Bryan & Rachel Bryan
86, Cleveland Gardens
Barnes
London
SW13 0AH

AGENT NAME

Mr Peter Gal
23 Chiltern Drive
Surbiton
KT5 8LP

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

Consultations:

Internal/External:

Consultee

Expiry Date

Neighbours:

88 Cleveland Gardens, Barnes, London, SW13 0AH, - 20.12.2021

84 Cleveland Gardens, Barnes, London, SW13 0AH, - 20.12.2021

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

Status: GTD

Date: 23/01/2007

Application: 06/3845/HOT

Single storey extension to rear of residential terraced property and renewal and widening of existing roof dormer to rear of terraced property.

Development Management

Status: GTD

Date: 21/08/2015

Application: 15/2735/PS192

Loft conversion to provide habitable space including 3 roof lights on the front roof slope and roof dome.

Development Management

Status: PDE

Date:

Application: 21/4340/HOT

Re-construction of existing extension. Removal of ground floor existing flat roof & mono-pitch roof. New pitched roof to be built. New skylights. New bi-fold doors. Lightwell to be removed.

Building Control

Deposit Date: 16.02.2009 Ground floor extension to the side and rear of the property to create an enlarged kitchen/family room

Reference: 09/0214/RG

Building Control

Deposit Date: 29.10.2011 Cooker

Reference: 11/NIC02456/NICEIC

Building Control

Deposit Date: 16.09.2015 Loft conversion and associated works

Reference: 15/2220/IN

Building Control

Deposit Date: 09.10.2015 Install a gas-fired boiler

Reference: 15/FEN03413/GASAFE

Building Control

Deposit Date: 20.11.2015 Install replacement windows in a dwelling

Reference: 15/FEN02241/FENSA

Building Control

Deposit Date: 07.01.2016 Circuit alteration or addition in a special location Install one or more new circuits

Reference: 16/NIC00452/NICEIC

Building Control

Deposit Date: 09.10.2015 Install an unvented hot water storage vessel Install an unvented hot water storage vessel

Reference: 16/FEN00828/GASAFE

Building Control

Deposit Date: 12.08.2018 Install replacement windows in a dwelling

Reference: 18/FEN01634/FENSA

Application Number	21/4340/HOT
Address	86 Cleveland Gardens, Barnes, London, SW13 0AH
Proposal	Re-construction of existing extension. Removal of ground floor existing flat roof & mono-pitch roof. New pitched roof to be built. New rooflights. New bi-fold doors. Lightwell to be removed.
Contact Officer	Holly Eley
Target Determination Date	14/02/2022

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 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 application site consists of a two storey, mid-terraced dwelling on Cleveland Gardens. The property is not listed, nor a designated as a Building of Townscape Merit. The site does not fall within a Conservation Area.

Other site designations:

- Article 4 Direction- restricting basement development
- Archaeological Priority Site
- Floodzones 2 , 3 and 3a
- Land Use Past Industrial
- Area Less Susceptible to Surface Water Flooding
- South West Barnes Character Area (13)

3. DESCRIPTION OF THE PROPOSAL AND ANY RELEVANT PLANNING HISTORY

The application seeks permission for alterations to the existing rear extension.

The full planning history can be viewed above. Of relevance as follows:

06/3845/HOT Single storey extension to rear of residential terraced property and renewal and widening of existing roof dormer to rear of terraced property. Granted 23/01/07

4. CONSULTATIONS CARRIED OUT

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

One letter of support was received, outlining no objections.

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 D4 – Delivery good design

Policy D12 – Fire Safety

These policies can be found at: https://www.london.gov.uk/sites/default/files/the_london_plan_2021.pdf

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	No
Impact on Amenity and Living Conditions	LP8	Yes	No
Impact on Flood Risk	LP21	Yes	No

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

Barnes Village Planning Guidance

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 Fire Safety
- iv Flood Risk

Issue i - Design

Policy LP1 of the Local Plan seeks to maintain and, where possible, enhance the high architectural and urban design quality which contributes to the character and heritage of the area.

The Councils SPD relating to House Extensions and External Alterations encourages the retention of the original form of the host property and any alterations should enhance the quality of the building. The original appearance should always be the reference point when considering any changes. In terms of extensions, they should not dominate the existing house and should harmonise with the original appearance.

The proposal seeks permission to alter the existing rear and side extension. The existing rear wall would be demolished and rebuilt, finished in render. The side wall and roof would also be extended to cover the existing lightwell. The existing flat portion of roof, mono-pitched roof to side and parapet would be removed and replaced with a pitched roof to rear and mono-pitched roof to side, formed in slate to match existing. Seven rooflights would be introduced. The extension would not exceed the cill of the first floor rear or side windows and would therefore remain as a subservient addition to the main dwelling.

One large set of bifold doors are proposed on the rear face of the extension, which would be formed in powder coated aluminium. The fenestration design is considered acceptable as it retains verticality and a satisfactory window hierarchy.

It is noted that various properties within the character area benefit from such development and thus the proposals would not appear unduly out of character.

As such, the proposal is compliant with SPD guidance, as well as the Local Plan Policy LP1.

Issue ii- Impact on Neighbour Amenity

Policy LP8 requires all development to protect the amenity and living conditions for occupants of new, existing, adjoining and neighbouring properties. This includes ensuring adequate light is achieved, preserving privacy and ensuring proposals are not visually intrusive.

Nos.84 and 88 adjoin to the subject site to the north-west and south-east respectively. The railway lies to the rear.

The SPD states that in the case of terraced dwellings, single storey rear/side extensions should not exceed 3m in depth. It also outlines that the final test of acceptability will depend on the particular circumstances on the site which may justify greater projection, such as distance from the boundary; height adjacent to the boundary; use of materials and layout of neighbouring sites.

It is noted that No.88 benefits from a rear extension of the same depth as the proposed, which abuts the boundary. As such, no additional harm would arise.

It is acknowledged that whilst the depth would not increase on the boundary with No.84, the maximum height and pitch would. However, given the extension would be no greater than 3m in depth beyond the rear elevation of No.84, it is SPD compliant and thus considered acceptable.

The proposal complies with Local Plan Policy LP8.

Issue iii - Fire Safety

London Plan policy D12 requires the submission of a Fire Safety Statement on all planning applications.

A Fire Safety Strategy has been submitted to the Council- received 20/12/21.

A condition has been included to ensure this is adhered to on an ongoing basis. The applicant is advised that alterations to existing buildings should comply with the Building Regulations. Overall, the scheme can therefore be considered consistent with this Policy D12 of the London Plan.

Issue iv- Flood Risk

The site is located within Floodzones 2, 3 and 3a. A Householder Flood Risk Assessment has been submitted alongside the application.

The form states that the proposed floor level would not be lower than existing and thus no additional risk to flooding would arise. The proposal complies with LP21.

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.

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.

Approve

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 YES NO

Case Officer (Initials):HEL.....

Dated:08/02/2022.....

I agree the recommendation:

Principal Planner

Dated:WWC.....8/2/22.....

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:

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

U0058388	Composite Informative
U0058389	NPPF APPROVAL - Para. 38-42