

Application reference: 21/4194/HOT
BARNES WARD

Date application received	Date made valid	Target report date	8 Week date
08.12.2021	10.01.2022	07.03.2022	07.03.2022

Site:

60 Madrid Road, Barnes, London, SW13 9PG

Proposal:

Alterations to front elevation including 2 new windows, single storey side/rear extension, new rear dormer and roof lights.

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

APPLICANT NAME

Mr + Mrs Inkster
60, Madrid Road
Barnes
London
SW13 9PG

AGENT NAME

Mrs Jessica Inwood
Shape+
2 Foxton Mews
RICHMOND
TW10 6BS

DC Site Notice: printed on 11.01.2022 and posted on 21.01.2022 and due to expire on 11.02.2022

Consultations:

Internal/External:

Consultee
14D Urban D

Expiry Date
25.01.2022

Neighbours:

67 Castelnau, Barnes, London, SW13 9RT, - 11.01.2022
First Floor Flat Front, 65 Castelnau, Barnes, London, SW13 9RT, - 11.01.2022
Flat 2 Part First Floor, 65 Castelnau, Barnes, London, SW13 9RT, - 11.01.2022
Ground Floor Flat, 65 Castelnau, Barnes, London, SW13 9RT, - 11.01.2022
55 Madrid Road, Barnes, London, SW13 9PQ, - 11.01.2022
57 Madrid Road, Barnes, London, SW13 9PQ, - 11.01.2022
59 Madrid Road, Barnes, London, SW13 9PQ, - 11.01.2022
58 Madrid Road, Barnes, London, SW13 9PG, - 11.01.2022
66 Madrid Road, Barnes, London, SW13 9PG, - 11.01.2022
58B Madrid Road, Barnes, London, SW13 9PG, - 11.01.2022
58A Madrid Road, Barnes, London, SW13 9PG, - 11.01.2022

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

Development Management

Status: GTD

Date: 13/01/2022

Application: 21/4143/PS192

New outbuilding incidental to main dwelling

Development Management

Status: PCO
Date:

Application:21/4194/HOT
Alterations to front elevation including 2 new windows, single storey
side/rear extension, new rear dormer and roof lights.

Building Control

Deposit Date: 10.07.2013 Installed a Gas Boiler
Reference: 13/FEN06854/GASAFE

Application Number	21/4194/HOT
Address	60 Madrid Road Barnes London SW13 9PG
Proposal	Alterations to the front elevation, including 2 new windows. Single-storey side/rear extension. New rear dormer. Installation of roof lights. Bin/ bike store and front landscaping
Contact Officer	Ella Milton
Target Determination Date	07.03.2022

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 application site is a two storey property situated on the Eastern side of Madrid Road. The site is subject to the following constraints:

- Area Benefiting Flood Defence (Environment Agency)
- Article 4 Direction Basements
- Conservation Area – CA76 Madrid Road
- Floodzone 2 and 3
- Protected View – Across Richmond Park
- Protected View – Richmond Park towards St Pauls Cathedral
- SFRA Zone 3a High Probability
- Strategic Flood Risk Assessment Zone 2
- Surface Water Flooding – Environment Agency
- Barnes Village
- Village Character Area – Suffolk Road, West of Castelnau
- Barnes Ward

3. DESCRIPTION OF THE PROPOSAL AND ANY RELEVANT PLANNING HISTORY

The proposal seeks planning permission for the following works:

- Alterations to the front elevation
- Single-storey side/rear extension
- New rear dormer
- Roof lights
- Bin/ bike store and front landscaping

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

21/4143/PS192: New outbuilding incidental to main dwelling. **Granted**

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

The proposal has been considered having regard to the aims and objectives of the NPPF and Local Plan, in particular:

Local Plan:

- LP 1 (Local Character and Design Quality);
- LP 3 (Designated Heritage Assets);
- LP 5 (Views and Vistas)
- LP 8 (Amenity and Living Conditions);
- LP 21 (Flood Risk and Sustainable Drainage)

Supplementary Planning Documents / Guidance:

- 'House Extensions and External Alterations' (2015)
- Richmond and Richmond Hill Village Planning Guidance

Determining applications in a Conservation Area

In considering whether to grant planning permission with respect to any buildings or other land in a conservation area, Section 72 of the Planning (Listed buildings and Conservation Areas) Act 1990 requires that special attention shall be paid to the desirability of preserving or enhancing the character or appearance of the Conservation Area. In this context, "preserving", means doing no harm.

To give effect to that duty, decisions of the court have confirmed that for development proposed to be carried out in a conservation area, a decision-maker should accord "considerable importance and weight" to the desirability of preserving or enhancing the character or appearance of the conservation area, when weighing this factor in the balance with other material considerations which have not been given this special statutory status. This creates a strong presumption against granting planning permission where harm to the character or appearance of a conservation area is identified. The presumption can be rebutted by material considerations powerful enough to do so.

In applications where the decision-maker is satisfied that there will be no harm to the character or appearance of a conservation area, the statutory presumption against granting planning permission described above falls away. In such cases the development should be permitted or refused in accordance with the policies of the development plan and other material considerations.

6. EXPLANATION OF OFFICER RECOMMENDATION

The key issues for consideration are:

- I. Design and impact on heritage assets
- II. Impact on neighbour amenity
- III. Flood Risk
- IV. Fire Safety

I. Design and impact on heritage assets

Policy LP 1 'Local Character and Design Quality' states 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. Development must respect, contribute to and enhance the local environment and character.

Policy LP3 requires development to conserve the historic environment of the borough, and where possible make a positive contribution. Development proposals likely to adversely affect the significance of heritage assets will be assessed against the requirement to seek to avoid harm and the justification for the proposal.

The Councils SPD relating to House Extensions and External Alterations states that the overall shape, size and position of side and rear extensions should not dominate the existing house or its neighbours. It should harmonise with the original appearance, either by integrating with the house or being made to appear as an obvious addition.

60 Madrid Road is located in the Madrid Road Conservation Area which was designated in April 2018. It is not a BTM. According to the CA Statement for Madrid Road, the dwellings are all semi-detached, and present a coherent arts and crafts influence with each of the dwellings having a forward-facing gable, clad in mock Tudor style timber arrangement with canted bay window and timber porches. No.60 is distinct as it detached with front-facing pitched roof gable over a two-storey canted bay window with timber supports.

This proposal is for alterations to front elevation including:

- Alterations to the front elevation
- Bin/ bike store and front landscaping
- Single-storey side/rear extension
- New rear dormer
- Roof lights

Alterations to the front elevation and garden

The application seeks to reinstate the two windows situated on either side of the first-floor bay window. No concerns are raised with this element of the scheme, noting that it would reinstate an original feature of the property – thus enhancing its character. Notwithstanding this, the submission of appropriately detailed window drawings should be provided by way of condition. The applicant should also be minded that, within Conservation Areas, the use of timber and slimline glazing is strongly encouraged.

The proposal also seeks to remove the existing porch and replace this with a cornice style detail; set the front door into reveal; paint the brickwork on the front elevation an off-white colour; and repaint the existing timberwork to match. No concerns are raised with these proposals, with it considered that they would result in a higher quality appearance than existing.

The design and access statement sets out that the application seeks to undergo landscaping changes within the front garden and install a bike/bin store. Officers note that limited details as to the landscaping and bike store materials have been provided within the application. Such details should be provided within a Soft and Hard landscaping plan, of which is to be secured by way of condition.

The proposal also seeks to install three rooflights on the front elevation, with two on the gable end and one on the main roof. Whilst officers note that urban design have objected to the gable rooflights, they are deemed acceptable in this instance. This is by virtue that they could otherwise be installed under Permitted Development, and that there several other properties along the street with similar gable front rooflights.

Rear/ side extension

The proposal seeks to construct a ground floor rear extension, which would be formed in render to match the main dwelling. The roof would be flat with a parapet, and sliding doors and a window are proposed across the rear elevation of the extension. All fenestration would be aluminium framed.

Officers acknowledge that urban design have advised that the side elevation of the extension is reduced to align with the side elevation of the main house. However, noting that sizeable rear

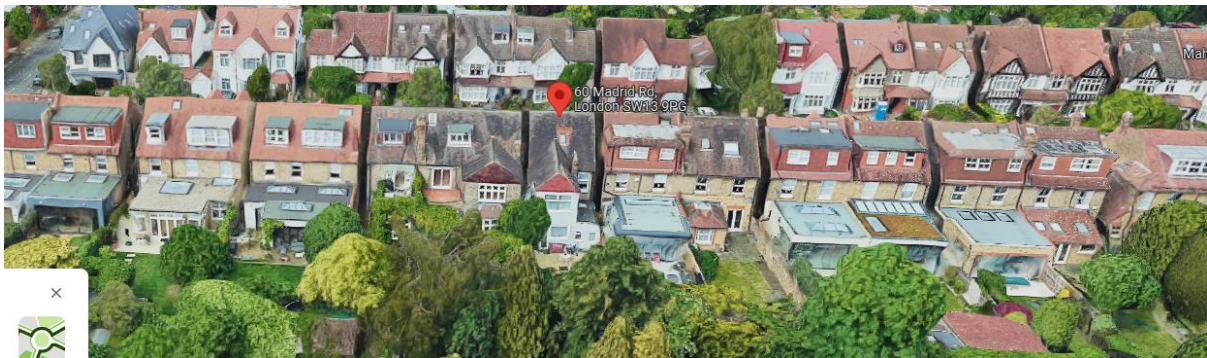
extensions are common along this side of Madrid Road, the extension is considered acceptable in terms of scale and massing.

Overall, the extension is considered to remain subservient to the main dwelling and is considered to integrate satisfactorily with regard to materials. The fenestration design is considered acceptable as it retains verticality and a satisfactory window hierarchy.

Rear dormer

The application seeks to construct a rear dormer roof extension.

Officers note that design officers have raised concern that the proposed dormer is too wide and has been over scaled for the roof. However, noting the surrounding pattern of development, whereby there are many examples of much larger dormer extensions, the one hereby proposed is considered acceptable. Further, officers consider the 300m setback from each side of the roof to be sufficient in mitigating against its visual impact.



The proposed dormer is to be finished in slate to match the main roof, allowing it to assimilate with the host property and Conservation Area. Further, the fenestration design retains window hierarchy with the floors below, thus complying with the Extensions and Alterations SPD.

Side flank windows

The application seeks make alterations to the window arrangement on the side elevation of the property. No objections are raised in this regard, noting that the windows are proportionate, would be timber framed, and that the solid arches at ground floor level would be reinstated.

Summary

Paragraph 199 of the NPPF states 'When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.

Paragraph 202 of the NPPF states 'Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal'. In this instance, the development would not harm the character and appearance of the conservation area, and there is no public benefit arising from the proposal as such it is contrary to the NPPF.

In view of the above, the proposal complies with the aims and objections of policies LP1 and LP3 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 SPD on House Extensions and External Alterations notes that generally an extension of 4m in depth for a detached property will be acceptable. Where the proposed extension seeks a larger depth, the eaves should be reduced to 2.2m at the shared boundary to mitigate detrimental impact on neighbours such as sense of enclosure or overbearing. However, the final test of acceptability is dependent on the specific circumstances of the site which may justify greater rear projection.

Noting the nature of the proposed alterations to the front of the property, and the proposed rooflights, these developments are not anticipated to give rise to any neighbouring impact. As such, discussions relate to the ground floor rear and dormer extensions only.

Daylight/ Overshadowing and Enclosure

The proposed ground floor and dormer extensions are sufficient distance from the flats at number 65 Castelnau to avoid any impact.

The proposed extension would extend approx. 4m along the boundary with the flats number 58 Madrid Road to the South. Noting that this complies with the SPD guidance for a detached property detailed above, and that the extension would be set in approximately 1m from the site boundary, no concerns are raised in this regard.

With regards to number 66 Madrid Road, the ground floor extension would extend 7.5m along the boundary of this property.

Officers do acknowledge that this exceeds the permitted depth in the SPD detailed above, and so did ask the Agent to provide photographs of the existing situation along this boundary. These showed that there are no windows along the side elevation of the existing rear extension at number 68. They did indicate there to be a rear door and window to the rear of the side return. However, noting that a review of the floor plans for the property's extension (see 16/3989/HOT) show that this window and door serve a utility room which is too small to constitute a habitable room, a reduction in eaves height to 2.2m was not deemed necessary in this instance.

The roof extension is not considered to be overbearing, or to result in any daylight loss or overshadowing to neighbouring properties, as it would be generously contained within the roof space of the application dwelling.

Privacy

With regards to privacy, Officers acknowledge that the proposed dormer would provide for an increase in overlooking to the surrounding properties. However, Officers note that dormer extensions are highly common in the locality. Noting this high degree of existing mutual overlooking within the immediate vicinity, the construction of the proposed dormer and its associated fenestration are not considered to increase this to a harmful degree.

No privacy impacts are anticipated from the ground floor extension, noting that this is single storey and all fenestrations would be rear facing.

In summary, the proposed development is not considered to contradict policy LP 8 of the Local Plan

Flood Risk

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 site is located within flood zones 2 and 3 and is subject to several associated policies. There is no change to internal floor levels and the use remains residential.

The scheme can be considered consistent with LP21.

Fire Safety

London Plan policy D12 requires the submission of a Fire Safety Statement on all planning applications. The Fire Safety Statement should be presented as a standalone document with a clear structure that addresses the criteria set out in London Plan Policy D12 part A. The submitted drawings should address the requirements set out at paragraphs 3.12.3 and 3.12.4 of the London Plan. Where the applicant considers parts of or the whole policy do not apply, this should be justified in a Reasonable Exception Statement (RES).

A set of Fire Strategy plans have been received by the Council on the 04 March 2022.

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.

A condition will be included to ensure this is adhered to on an ongoing basis. Overall, the scheme can therefore be considered consistent with this Policy D12 of the London Plan.

Other matters

It is noted that the site is also subject to designations requiring consideration under LP5 (Views and Vistas). Despite being at roof level the proposed dormer would not contravene these policy requirements, noting that it is not at significant height to disrupt views.

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. In making this recommendation consideration has been had to the statutory duties imposed by the Planning (Listed Buildings and Conservation Areas) Act 1990 and the requirements set out in Chapter 16 of the NPPF.

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): EMI

Dated: 04.03.2022

I agree the recommendation:

South Area Team Manager: 

Dated:07.03.2022.....