

Application reference: 21/4204/HOT**HEATHFIELD WARD**

Date application received	Date made valid	Target report date	8 Week date
08.12.2021	08.12.2021	02.02.2022	02.02.2022

Site:

44 Heathside, Whitton, Hounslow, TW4 5NN

Proposal:

Modifications to roof including raising overall height by 400mm, erection of dormers and insertion of rooflights

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

APPLICANT NAME

Mr Terence Claxton

44, Heathside

Whitton

TW4 5NN

AGENT NAME

Elaine Kimber

69-71 Windmill Rd

Sunbury on Thames

TW16 7DT

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

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

Westbourne,202 Powder Mill Lane,Twickenham,TW2 6EJ, - 10.12.2021

198 Powder Mill Lane,Twickenham,TW2 6EJ, - 10.12.2021

Westbourne,200 Powder Mill Lane,Twickenham,TW2 6EJ, - 10.12.2021

4A Bird Walk,Twickenham,TW2 6EL, - 10.12.2021

4 Bird Walk,Twickenham,TW2 6EL, - 10.12.2021

3 Bird Walk,Twickenham,TW2 6EL, - 10.12.2021

3A Bird Walk,Twickenham,TW2 6EL, - 10.12.2021

Westbourne,206 Powder Mill Lane,Twickenham,TW2 6EJ, - 10.12.2021

208 Powder Mill Lane,Twickenham,TW2 6EJ, - 10.12.2021

Westbourne,204 Powder Mill Lane,Twickenham,TW2 6EJ, - 10.12.2021

208A Powder Mill Lane,Twickenham,TW2 6EJ, - 10.12.2021

59 Heathside,Whitton,Hounslow,TW4 5NJ, - 10.12.2021

49 Heathside,Whitton,Hounslow,TW4 5NJ, - 10.12.2021

47 Heathside,Whitton,Hounslow,TW4 5NJ, - 10.12.2021

57 Heathside,Whitton,Hounslow,TW4 5NJ, - 10.12.2021
 40 Heathside,Whitton,Hounslow,TW4 5NN, - 10.12.2021
 48 Heathside,Whitton,Hounslow,TW4 5NN, - 10.12.2021

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

Development Management

Status: GTD Application:47/6215
 Date:21/07/1955 The erection of bungalow.

Development Management

Status: REF Application:20/3733/HOT
 Date:02/03/2021 Modifications to roof including raising overall height and erection of dormers and rooflights

Development Management

Status: PCO Application:21/4204/HOT
 Date: Modifications to roof including raising overall height by 400mm, erection of dormers and insertion of rooflights

Building Control

Deposit Date: 10.03.2021 Install a gas-fired boiler
 Reference: 21/FEN01041/GASAFE

Application Number	21/4204/HOT
Address	44 Heathside Whitton Hounslow TW4 5NN
Proposal	Modifications to roof including raising overall height by 400mm, erection of dormers and insertion of rooflights.
Contact Officer	JMO – Jack Morris

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 property is a detached bungalow.

The application site is situated within Whitton and heathfield and is designated as:

- Article 4 Direction Basements (Article 4 Direction - Basements / Ref: ART4/BASEMENTS / Effective from: 18/04/2018)
- Community Infrastructure Levy Band (Low)

3. DESCRIPTION OF THE PROPOSAL AND ANY RELEVANT PLANNING HISTORY

The proposal seeks to raise the overall height of the roof to accommodate a loft conversion along with the installation of dormer windows and rooflights.

Development Management

Status: REF

Application:20/3733/HOT

Date:02/03/2021

Modifications to roof including raising overall height and erection of dormers and rooflights

4. CONSULTATIONS CARRIED OUT

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	No
Impact on Amenity and Living Conditions	LP8	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
Village Plan – Whitton and Heathfield.

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 heritage assets
- ii Impact on neighbour amenity
- iii Fire Risk

i Design and impact on heritage assets

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.

A previous application made under the reference 20/3733/HOT sought to make similar alterations to the property to facilitate a loft conversion was refused partly on the grounds of its design. The officer for the case concluded that the proposed roof extensions by virtue of their size, design and siting would amount to an insubordinate and incongruous addition which would harm the character of the property and wider area.

The previous scheme proposed to install three box dormer roof extensions and a single roof light to the eastern roof elevation, a single box dormer to the southern elevation, and six roof lights to the north and western elevations. Following this refusal, the applicant sought pre-application advice which concluded that any future scheme should be revised to reduce the scale and number of dormers and rooflights to ensure that the roof extensions appear as subordinate additions that do not dominate the roof and that do not create adverse impact to neighbouring amenity.

The SPD also notes to: *Keep roof extensions 'in-scale' with the existing structure – Raising the ridge of the building is normally unacceptable.*

Regarding roof alterations such as dormer windows and rooflights, the SPD outlines:

- *Roof extensions should not dominate the original roof. Normally a significant area of the existing roof should be left beneath a new dormer and on either side of the dormer.*
- *Match/or use complementary materials – The sides of dormer windows should be covered in materials that match or complement the main roof.*
- *Ensure sensitivity to the existing character – A dormer window with a flat roof may be out of character with the original building. Hipped or gabled dormers are often preferable.*

The scheme proposes to enlarge the host dwelling through a loft conversion, altering a single storey bungalow to a two-storey dormer bungalow. To achieve the loft conversion the proposals outline raising the ridge height of the roof by 0.4m, adding four dormer windows, and five rooflights. The loft will accommodate three bedrooms, a bathroom and a storage room.

Heathside is a residential street west of Whitton, close to Hounslow Heath. The street is made up of a variety of properties built in the C20th of differing size, age, and style giving the street a diverse and

hotch podge appearance. The host property is surrounded by a several bungalows built in the inter-war period, whereas the host dwelling was constructed after 1955. Several properties in the immediate area have carried out works to the roof such as the installation of dormer windows, rear extensions, and the installation of rooflights, making attic conversions a common alteration to homes locally.

The proposed dormer extensions are considered to integrate well to the host dwelling as their modest side, hipped roofs, and use of materials to match will ensure that they wouldn't dominate the roofline or erode the established character of the area or streetscape as was outlined under the previous application. Whilst the larger box dormer proposed to the rear roof elevation remains as was outlined in the previous application there is no objection to this given its siting at the rear of the property which is considered to have a neutral impact upon the streetscape.

The proposed rooflights would not appear over-dominant by reason of their size, scale, siting, profile, and design.

Regarding the raising of the ridge height, whilst the SPD typically discourages such alterations, in this case there are no objections as the increase would be modest and the resulting height would not exceed that of the neighbouring properties. Furthermore, given the street's hotch podge and varied appearance, it is not thought that this alteration would have a detrimental impact upon the established local character when seen from the Heathside road.

It is considered that the scheme has suitably taken on board the advice outlined within both the previous refusal and pre-application advice, making the proposal acceptable in terms of its design and impact upon the immediate area.

In view of the above, the proposal complies with the aims and objections 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.

Another aspect of the refusal for 20/3733/HOT was on the grounds of the amenity of the proposal. The officer for the case concluded that the proposed box dormer extensions to the eastern elevation nearest to the shared boundary with 48 Heathside would result in an unacceptable degree of overlooking to this neighbour.

As a result, the box dormers were removed from this roof elevation and replaced by roof lights and a single hipped dormer. These considered to better protect the amenity of the neighbouring property as the roof lights are set high and offer a very limited field of view given their siting and size whilst the dormer is proposed to be finished with obscured glazing.

Where houses are terraced or have small gardens, the construction of a dormer window in the roof can reduce privacy. Minimise overlooking by restricting the size of windows and setting them back from the eaves.

As the scheme is mostly focused upon the existing roofline of the dwelling, it is not thought that the proposals would impact the current light levels or introduce a new sense of overlooking.

The proposed dormer windows to the southwestern elevation roof elevations are not considered to offer any new sense of overlooking given they'll face the rear garden and be set in from the eaves to restrict lines of sight.

It is understood that n. 40 is currently undergoing alterations (ref: 20/0510/HOT) which includes the erection of a side extension and a dormer extension to all four roof elevations. Atop the side extension are to be two relatively large rooflights. It is considered that the dormer windows to the north-western

elevation of the host property would face directly towards these rooflights and potential result in overlooking.

While the two proposed dormer windows to be added to the north-western roof elevation could introduce a new sense of overlooking to the neighbouring property at number 40 Heathside, it is considered that by virtue of the proposed windows being set back from the eaves of the property to restrict lines of sight, being modest in size and, most importantly, set away from this neighbour by approximately 7.3m; it is thought that the overlooking from these windows would be minimal. Further to this, no letters of objection were received for the scheme. As a result, it is not considered that this aspect of the scheme would introduce an unacceptable degree of overlooking, and while these windows would amount to a departure from guidance set out within the SPD, on balance it is considered that the individual merits of the site may warrant a departure in this instance.

In view of the above, the proposal complies with the aims and objections of policies LP8 of the Local Plan.

iii Fire Safety

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

A Fire Safety Strategy was provided with the application, prepared by Fluent architectural design services. A condition will be included to ensure this is adhered to on an ongoing basis. The applicant is advised materials and arrangement would need to be Building Regulations compliant, and all 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. Overall, the scheme can therefore be considered consistent with this Policy D12 of the London Plan.

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): JMO Dated: 24/02/2022

I agree the recommendation:

~~Team Leader/Head of Development Management/Principal Planner~~ Senior Planner

Dated:DYF 07/03/2022.....

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

U0059200	NPPF APPROVAL - Para. 38-42
U0059201	Composite Informative