

Application reference: 22/1486/FUL HAM, PETERSHAM, RICHMOND RIVERSIDE WARD

Date application received	Date made valid	Target report date	8 Week date
10.05.2022	10.06.2022	05.08.2022	05.08.2022 EOT agreed 22.09.2023

Site:

Garages Adjacent 11, Ferrymoor, Ham,

Proposal:

Demolition of garage block and redevelopment of the site for two three storey four bed townhouses (Class C3) with associated amenity space, car and cycle parking and refuse stores

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

APPLICANT NAME

n/a
c/o 71 The Ridgeway
Stanley Hill
Amersham
HP7 9HJ
United Kingdom

AGENT NAME

Mr Gary Thomas
71 The Ridgeway
Stanley Hill
Amersham
HP7 9HJ
United Kingdom

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

Consultations:**Internal/External:****Consultee**

LBRuT Waste Services
14D Urban D
LBRuT Trees Preservation Officer (South)
LBRUT Transport

Expiry Date

24.06.2022
24.06.2022
24.06.2022
24.06.2022

Neighbours:

21 Ferrymoor, Ham, Richmond, TW10 7SD -
20 Albany Court, 187 Ashburnham Road, Ham, Richmond, TW10 7PW, - 10.06.2022
18 Albany Court, 187 Ashburnham Road, Ham, Richmond, TW10 7PW, - 10.06.2022
16 Albany Court, 187 Ashburnham Road, Ham, Richmond, TW10 7PW, - 10.06.2022
14 Albany Court, 187 Ashburnham Road, Ham, Richmond, TW10 7PW, - 10.06.2022
12 Albany Court, 187 Ashburnham Road, Ham, Richmond, TW10 7PW, - 10.06.2022
10 Albany Court, 187 Ashburnham Road, Ham, Richmond, TW10 7PW, - 10.06.2022
8 Albany Court, 187 Ashburnham Road, Ham, Richmond, TW10 7PW, - 10.06.2022
6 Albany Court, 187 Ashburnham Road, Ham, Richmond, TW10 7PW, - 10.06.2022
4 Albany Court, 187 Ashburnham Road, Ham, Richmond, TW10 7PW, - 10.06.2022
2 Albany Court, 187 Ashburnham Road, Ham, Richmond, TW10 7PW, - 10.06.2022
21 Albany Court, 187 Ashburnham Road, Ham, Richmond, TW10 7PW, - 10.06.2022
19 Albany Court, 187 Ashburnham Road, Ham, Richmond, TW10 7PW, - 10.06.2022
17 Albany Court, 187 Ashburnham Road, Ham, Richmond, TW10 7PW, - 10.06.2022
15 Albany Court, 187 Ashburnham Road, Ham, Richmond, TW10 7PW, - 10.06.2022
13 Albany Court, 187 Ashburnham Road, Ham, Richmond, TW10 7PW, - 10.06.2022
11 Albany Court, 187 Ashburnham Road, Ham, Richmond, TW10 7PW, - 10.06.2022
9 Albany Court, 187 Ashburnham Road, Ham, Richmond, TW10 7PW, - 10.06.2022
7 Albany Court, 187 Ashburnham Road, Ham, Richmond, TW10 7PW, - 10.06.2022
5 Albany Court, 187 Ashburnham Road, Ham, Richmond, TW10 7PW, - 10.06.2022
3 Albany Court, 187 Ashburnham Road, Ham, Richmond, TW10 7PW, - 10.06.2022
1 Albany Court, 187 Ashburnham Road, Ham, Richmond, TW10 7PW, - 10.06.2022
201 Ashburnham Road, Ham, Richmond, TW10 7SE, - 10.06.2022

41 Ferrymoor,Ham,Richmond,TW10 7SD, - 10.06.2022
35 Ferrymoor,Ham,Richmond,TW10 7SD, - 10.06.2022
31 Ferrymoor,Ham,Richmond,TW10 7SD, - 10.06.2022
43 Ferrymoor,Ham,Richmond,TW10 7SD, - 10.06.2022
39 Ferrymoor,Ham,Richmond,TW10 7SD, - 10.06.2022
37 Ferrymoor,Ham,Richmond,TW10 7SD, -
33 Ferrymoor,Ham,Richmond,TW10 7SD, - 10.06.2022
29 Ferrymoor,Ham,Richmond,TW10 7SD, - 10.06.2022
27 Ferrymoor,Ham,Richmond,TW10 7SD, - 10.06.2022
23 Ferrymoor,Ham,Richmond,TW10 7SD, - 10.06.2022
25 Ferrymoor,Ham,Richmond,TW10 7SD, - 10.06.2022
21 Ferrymoor,Ham,Richmond,TW10 7SD, - 10.06.2022
17 Ferrymoor,Ham,Richmond,TW10 7SD, - 10.06.2022
19 Ferrymoor,Ham,Richmond,TW10 7SD, - 10.06.2022
Flat 3,Meadowview,Rushmead,Ham,Richmond,TW10 7NN, - 10.06.2022
Meadowview Nursery,107 - 111 Ashburnham Road,Ham,Richmond,TW10 7NN, - 10.06.2022
Flat 1,Meadowview,Rushmead,Ham,Richmond,TW10 7NN, - 10.06.2022
Flat 11,Meadowview,Rushmead,Ham,Richmond,TW10 7NN, - 10.06.2022
Flat 12,Meadowview,Rushmead,Ham,Richmond,TW10 7NN, - 10.06.2022
Flat 2,Meadowview,Rushmead,Ham,Richmond,TW10 7NN, - 10.06.2022
Flat 4,Meadowview,Rushmead,Ham,Richmond,TW10 7NN, - 10.06.2022
Flat 5,Meadowview,Rushmead,Ham,Richmond,TW10 7NN, - 10.06.2022
Flat 6,Meadowview,Rushmead,Ham,Richmond,TW10 7NN, - 10.06.2022
Flat 7,Meadowview,Rushmead,Ham,Richmond,TW10 7NN, - 10.06.2022
14 St Richards Court,Ashburnham Road,Ham,Richmond,TW10 7NS, - 10.06.2022
12 St Richards Court,Ashburnham Road,Ham,Richmond,TW10 7NS, - 10.06.2022
183 Ashburnham Road,Ham,Richmond,TW10 7NR, - 10.06.2022
179 Ashburnham Road,Ham,Richmond,TW10 7NR, - 10.06.2022
15 St Richards Court,Ashburnham Road,Ham,Richmond,TW10 7NS, - 10.06.2022
13 St Richards Court,Ashburnham Road,Ham,Richmond,TW10 7NS, - 10.06.2022
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4 St Richards Court,Ashburnham Road,Ham,Richmond,TW10 7NS, - 10.06.2022
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2 St Richards Court,Ashburnham Road,Ham,Richmond,TW10 7NS, -
1 St Richards Court,Ashburnham Road,Ham,Richmond,TW10 7NS, - 10.06.2022
185 Ashburnham Road,Ham,Richmond,TW10 7NR, - 10.06.2022
171 Ashburnham Road,Ham,Richmond,TW10 7NR, - 10.06.2022
181 Ashburnham Road,Ham,Richmond,TW10 7NR, - 10.06.2022
177 Ashburnham Road,Ham,Richmond,TW10 7NR, - 10.06.2022
173 Ashburnham Road,Ham,Richmond,TW10 7NR, - 10.06.2022
175 Ashburnham Road,Ham,Richmond,TW10 7NR, - 10.06.2022
Flat 5,2 Croft Way,Ham,Richmond,TW10 7NB, - 10.06.2022
Flat 4,2 Croft Way,Ham,Richmond,TW10 7NB, - 10.06.2022
Flat 3,2 Croft Way,Ham,Richmond,TW10 7NB, - 10.06.2022
Flat 2,2 Croft Way,Ham,Richmond,TW10 7NB, - 10.06.2022
Flat 1,2 Croft Way,Ham,Richmond,TW10 7NB, - 10.06.2022
Flat 13,2 Croft Way,Ham,Richmond,TW10 7NB, - 10.06.2022
Flat 8,2 Croft Way,Ham,Richmond,TW10 7NB, - 10.06.2022
Flat 9,2 Croft Way,Ham,Richmond,TW10 7NB, - 10.06.2022
Flat 10,2 Croft Way,Ham,Richmond,TW10 7NB, - 10.06.2022
Flat 11,2 Croft Way,Ham,Richmond,TW10 7NB, - 10.06.2022
Flat 12,2 Croft Way,Ham,Richmond,TW10 7NB, - 10.06.2022
Flat 14,2 Croft Way,Ham,Richmond,TW10 7NB, - 10.06.2022
Flat 15,2 Croft Way,Ham,Richmond,TW10 7NB, - 10.06.2022
Flat 6,2 Croft Way,Ham,Richmond,TW10 7NB, - 10.06.2022
Flat 7,2 Croft Way,Ham,Richmond,TW10 7NB, - 10.06.2022
15 Ferrymoor,Ham,Richmond,TW10 7SD, - 10.06.2022
11 Ferrymoor,Ham,Richmond,TW10 7SD, -
7 Ferrymoor,Ham,Richmond,TW10 7SD, -
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9 Ferrymoor,Ham,Richmond,TW10 7SD, - 10.06.2022

5 Ferrymoor,Ham,Richmond,TW10 7SD, -
3 Ferrymoor,Ham,Richmond,TW10 7SD, - 10.06.2022

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

Development Management

Status: REF Application:03/T2110
Date:21/01/2004 T1 - Plane (platanus Hispanica) - Two Branches Needing Complete Removal. Crown Thin By 30 And Lifting.

Development Management

Status: REF Application:03/T2111
Date:21/01/2004 Plane (platanus Hispanica) - Two Branches Needing Complete Removal. Crown Thin By 30 And Lifting.

Development Management

Status: GTD Application:06/T0398/TPO
Date:09/09/2006 T1 - London Plane (Platanus hispanica) - Crown reduce by 20% Crown raise to highway specification 6 metres. T2 - London Plane (Platanus hispanica) - Crown reduce by 20% Crown raise to highway specification 6 metres.

Development Management

Status: PCO Application:22/1486/FUL
Date: Demolition of garage block and redevelopment of the site for two three storey four bed townhouses (Class C3) with associated amenity space, car and cycle parking and refuse stores

Application Number	22/1486/FUL
Address	Garages Adjacent 11 Ferrymoor, Ham
Proposal	Demolition of garage block and redevelopment of the site for two three storey four bed townhouses (Class C3) with associated amenity space, car and cycle parking and refuse stores
Contact Officer	Jack Davies
Target Determination	22/09/2023
Legal Agreement	NO

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 site relates to 10 no. garages fronting Ferrymoor, to the rear of 171-185 Ashburnham Road. The site is not located within a Conservation Area.

Other site designations:

- Archaeological Priority Site
- Article Direction restricting basement development
- Land Use Past Industrial
- Area Less Susceptible to Surface Water Flooding

3. DESCRIPTION OF THE PROPOSAL AND ANY RELEVANT PLANNING HISTORY

This application proposes the demolition of garage block and redevelopment of the site for two three storey four bed townhouses (Class C3) with associated amenity space, car and cycle parking and refuse stores

The comprehensive list of planning history can be found above. None of direct relevance.

4. CONSULTATIONS CARRIED OUT

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

Eight letters of objection and one letter of observation were received which can be summarised as follows:

- Overlooking
- Loss of light to garden
- Diminish value of neighbouring properties
- Inaccurate information
- Traffic generation
- Parking pressure
- Impact on trees
- Lack of environmental benefits
- Noise and disturbance
- Development may improve the area
- Height

1 x observation was also received which supports the design however has concerns regarding parking impact.

These will be addressed in the assessment below.

The scheme was altered, reducing the depth and height of part of the building in order to mitigate amenity

impact to neighbouring properties. Neighbours were not reconsulted as amenity impact was alleviated and the scale of the development reduced.

5. MAIN POLICIES RELEVANT TO THE DECISION

NPPF (2023)

The key chapters applying to the site are:

- 4. Decision-making
- 6. Building a strong, competitive economy
- 7. Ensuring the vitality of town centres
- 9. Promoting sustainable transport
- 11. Making effective use of land
- 12. Achieving well-designed places
- 14. Meeting the challenge of climate change, flooding and coastal change
- 15. Conserving and enhancing the natural environment

London Plan (2021)

- Policy D4 Delivering good design
- Policy D5 Inclusive Design
- Policy D6 Housing Quality and Standards
- Policy D12 Fire Safety
- Policy H2 Small Sites
- Policy H8 Loss of Existing Housing and Estate Redevelopment
- Policy H10 Housing Size Mix
- Policy G6 Biodiversity and access to nature
- Policy G7 Trees
- Policy T5 Cycling
- Policy T6 Car Parking (T6.1 Residential Parking)

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	
Impact on Amenity and Living Conditions	LP8	Yes	
Impact on Biodiversity	LP15	Yes	
Impact on Trees, Woodland and Landscape	LP16	Yes	
Impact on Flood Risk and Sustainable Drainage	LP21	Yes	
Sustainable Design and Construction	LP20, LP22, LP23	Yes	
Waste Management	LP24	Yes	
New Housing, Loss of Housing, Mix, Standards and Affordable Housing	LP34, LP35, LP36, LP38	Yes	
Parking Standards and Servicing	LP45	Yes	

These policies can be found at

https://www.richmond.gov.uk/media/15935/adopted_local_plan_interim.pdf

Ham and Petersham Neighbourhood Plan

The main policies are:

- C1 Protecting Green character
- C2 Character and Context appraisals
- C3 Protecting the character of built areas
- H2 Design principles for housing development
- E1 sustainable development
- E3 Water efficiency
- E4 Sustainable drainage
- E5 Permeable forecourts

These policies can be found at

https://www.richmond.gov.uk/media/16749/hpn_plan_2018_to_2033_january_2019.pdf

Supplementary Planning Documents

Affordable Housing
 Design Quality
 House Extension and External Alterations
 Transport
 Refuse and Recycling Storage Requirements
 Residential Development Standards
 Small and Medium Housing Sites
 Sustainable Construction Checklist

These policies can be found at:

https://www.richmond.gov.uk/services/planning/planning_policy/local_plan/supplementary_planning_documents_and_guidance

Richmond Publication Local Plan (Regulation 19 version)

The Richmond Publication Version Local Plan (Regulation 19 version) and its supporting documents, including all the Regulation 18 representations received, was considered at Full Council on 27 April. Approval was given to consult on the Regulation 19 Plan and, further, to submit the Local Plan to the Secretary of State for Examination in due course.

The Publication Version Local Plan, including its accompanying documents, have been published for consultation on 9 June 2023. Together with the evidence, the Plan is a material consideration for the purposes of decision-making on planning applications.

The weight to be given to each of the emerging policies and allocations will depend on an assessment against the criteria set out in paragraph 48 of the NPPF. As the Council considers the emerging Local Plan to be sound and legally compliant, officers and Councillors should accord relevant policies and allocations weight in the determination of applications taking account of the extent to which there are unresolved objections to relevant policies.

Where relevant to the application under consideration, this is addressed in more detail in the assessment below.

Issue	Reg 19 Local Plan Policy
Local Character and Design Quality	LP28
Building Heights	LP45
Impact on Amenity and Living Conditions	LP46
Local Environmental Impacts, Pollution and Land Contamination	LP53
Biodiversity	LP39
Trees, Woodland and Landscape	LP42
Climate change Adaptation	LP4
Impact on Flood Risk and Sustainable Drainage	LP8
Sustainable Design and Construction	LP6
Water Resources and Infrastructure	LP9
Waste Management	LP7
New Housing, Mix, Standard, Affordable Housing	LP10, LP11, LP13
Parking Standards and Servicing	LP48

6. EXPLANATION OF OFFICER RECOMMENDATION

The key issues for consideration are:

- i Principle of Use
- ii Design
- iii Impact on neighbour amenity
- iv Residential standards
- v Affordable housing
- vi Sustainability
- vii Transport
- viii Trees

ix SUDS
x Fire Safety

Issue i –Principle of Use

In Accordance with the London Plan 2021, Richmond's 10 year Housing targets for (2019/20 -2028/29) is 4,110. Local Plan Policy LP35A states that Development should generally provide family sized accommodation, except within the five main centres and Areas of Mixed Use where a higher proportion of small units would be appropriate. The housing mix should be appropriate to the site-specifics of the location.

The proposed dwellings would be policy compliant given two family sized dwellings are created, which is appropriate for this area.

Issue ii- Design

Policy LP1 of the Local Plan requires all development to be of high architectural and urban design quality and compatible with local character in terms of development patterns, scale, height and design.

Policy LP2 requires new buildings to respect and strengthen the borough's valued and varied townscapes and landscapes through appropriate building heights.

Policy LP 39 states that infill and backland development must reflect the character of the surrounding area and protect the amenity and living conditions of neighbours.

Policy C1 of the Neighbourhood Plan states, 'in as much as any works require planning consent, the materials and the design of structures in and adjacent to green spaces, including signs, fencing and lighting, must be appropriate to the open 'semi-rural' character'.

Policy C2 of the Neighbourhood Plan states, 'all applications for new buildings must demonstrate how the proposal addresses the key elements of the character of the designated Conservation Area or neighbourhood character area in which the site is located. B. All new development will be assessed against guidance in the relevant character and context area study (Appendix 4) or the relevant Conservation Area Appraisal for the purposes of policy LP 3 in the Richmond Local Plan.'

Policy H2 of the Neighbourhood Plan states, The design of all new housing development in the neighbourhood area will be guided by policy C2 Character and Context Appraisals.

Ham and Petersham Neighbourhood Plan has identified the priority for St Richards Square is to bring forward environmental improvement scheme to create a coherent and unfired public space to support the continued vitality of the local centre.

It is noted there are various building types in the locality however these are generally of cohesive design as the area appears to form part of an estate development.

The application proposes to demolish the existing garages replace with two three-storey semi-detached dwellinghouses. There are no objections to the demolition of the garages in terms of design, which do not positively contribute to the area.

The design involves two three-storey houses. The dwellings would be flat roofed, formed in in facing brickwork with brickwork feature panels on all elevations. The dwellings feature a deeper ground floor element, extending to the rear, with large bifold doors. The scale of the buildings are considered to reflect the general pattern of development in the locality. The design, although partially stepped is not considered to be harmful to the character of the locality and the use of materials is in keeping with the area.

Bin and bike storage is shown in the front garden close to the front boundary, which would be in line with the Council's House Extensions and External Alterations SPD which encourages siting adjacent to a property boundary. The storage can be seen in context with existing planting and given the height it would not be a prominent feature. Detailed elevations and materials have been provided and thus no condition requiring further information is required.

Improvements to boundary treatments and landscaping are welcomed.

The proposal is considered to be in line with policy LP1 of the Local Plan and the relevant policies within the Ham and Petersham Neighbourhood Plan, as well as the relevant SPDs.

Local Plan Policy LP7 states:

The Council will seek to protect, enhance and promote its archaeological heritage (both above and below ground), and will encourage its interpretation and presentation to the public. It will take the necessary measures required to safeguard the archaeological remains found, and refuse planning permission where proposals would adversely affect archaeological remains or their setting.

The site lies near to but outside the APA and given the site is previously developed, it is not considered that the proposal would have adverse impact on archaeological heritage.

Issue iii- Impact on Neighbour Amenity

Local Plan Policy LP 8 states that All development will be required to protect the amenity and living conditions for occupants of new, existing, adjoining and neighbouring properties.

Nos.7, 9 and 11 Ferrymoor are located to the west of the site. Officer notes there are no side facing windows, however, there are rear facing windows on all levels. The BRE test has been undertaken and the proposal passes both the 45-degree vertical and horizontal tests. Given such the proposal is considered to retain adequate levels of light to nos. 7, 9 and 11 Ferrymoor. Likewise, given then window orientation of nos 7, 9 and 11, the properties will retain adequate open outlook. The proposed depth and stepped design of the development mitigates the scale of the proposals and the scheme is not considered to appear unreasonably overbearing to these neighbours.

Flats 1-11, 2 Croft Way are situated to the south of the subject site. The properties benefit from rear facing windows, which are assumed to serve habitable rooms. The rear windows of the proposed dwellings would be facing the front habitable windows of the proposed dwellings. Paragraph 4.8.8 (LP8) of the Local Plan states that *the distance of 20 metres is generally accepted as the distance that will not result in unreasonable overlooking*. The plans have highlighted the separation distance over greater than 20m, resulting in adequate separation distances, which ensures there would be no undue impact to overlooking. The separation distance is such that the scheme would not be considered visually intrusive.

Nos.1-15 St Richards Court is located to the east, which benefit from front facing windows, facing the subject site. The applicant has provided a plan, which highlight that these rooms serve kitchens, living areas and bedrooms. Paragraph 4.8.8 (LP8) of the Local Plan states that *where principal windows face a wall that contains no windows or those that are occluded (e.g. bathrooms), separation distances can be reduced to 13.5 metres*. Whilst it is noted that the separation distance is 10.069m, these rooms benefit from an alternative source of light and outlook from the rear. Therefore, refusal is not warranted on this basis.

The scheme is considered compliant with policy LP8.

Issue iv – Residential Standards

Policy LP 35 (B) requires new housing to comply with the nationally described space standard (NDSS). The floorspace for the proposed dwellings exceeds the minimum floor area for 4B8P two storey unit.

The unit appears to have adequate access to sunlight and there is adequate circulation. The dwelling has adequate access to outdoor amenity space to the rear of both units and also benefits outlook from habitable rooms.

The London Plan sets out that the minimum floor to ceiling height must be 2.5m for at least 75 per cent of the Gross Internal Area of each dwelling. This has been demonstrated in the proposed sections.

The scheme meets M4(2) requirements.

Local Plan Policy LP35(B) is considered to be satisfied.

Issue v – Affordable Housing

Policy LP36 covers Affordable Housing and notes that a contribution towards affordable housing will be expected on all housing sites. Where the proposal creates less than 10 units, a financial contribution to the Affordable Housing Fund will be sought instead of on-site provision.

At Part D, the policy sets out that where a reduction to an affordable housing contribution is sought, a development appraisal should be provided to demonstrate the scheme is not viable. The development will be required to underwrite the costs of a Council commissioned economic viability assessment.

A Financial Viability Appraisal has been submitted with the application which suggests that the scheme is not viable with additional s106 contributions. This has been independently reviewed and it is concluded that the findings of the appraisal are sound. As such no affordable housing contribution will be sought..

Issue vi – Sustainability

Policy LP20 on Climate Change Adaptation states that new development should minimise energy consumption and minimise the impact of overheating.

Policy LP22 covering Sustainable Design and Construction states that where more than 1 new residential unit is proposed a Sustainable Design and Construction Checklist should be submitted. This should set out that the proposal is compliant with restricting water consumption to a maximum of 110L per person per day and should show a reduction of 35% carbon dioxide emissions.

The application has been submitted with an Energy Report, which states that the scheme can achieve 40.1% Carbon Dioxide reduction with the combined use of Air Source Heat Pumps and passive design principles. Further details of the ASHP can be secured by condition.

It is noted that the 2021 building regulations have been adopted since the submission of this application, which require a more stringent assessment. It is noted that a 40.1% reduction in CO₂ emissions measured against the 2013 building regulations would not equate to a policy compliant scheme as measured against the 2021 standards. Notwithstanding such, given at the date of submission, the scheme would have been policy compliant, it is not considered that the council can justify a reason for refusal in this instance.

Issue vii - Transport

Policy LP45 sets out that the Council will require provision for the accommodation of vehicles in order to provide for the needs of the proposed development.

It is noted that the application site is located within an area rated PTAL 1b, which requires 1.5 spaces per dwelling as per the London Plan. One parking space per property is provided in accordance with maximum standards.

The principle of the development involves the demolition of 'vacant' garages, comprising of 10 parking spaces. A transport statement has been provided, which suggests that the anticipated parking occupancy falls below the threshold level of saturated parking, and the development would not be detrimental to the parking supply. The Council's Transport Officer has been consulted and concludes that the assessment sufficiently demonstrates that there is capacity to overcome this loss.

The plans show the provision of bin and bicycle storage in the front garden area. Details have been provided and meet the standards.

Policy E5 of the Neighbourhood Plan states, *There is a general presumption against the provision of front garden car parking except in the circumstances set out in LP 45 in the Richmond Local Plan. Any new hard-standings and forecourt parking areas must be permeable or constructed so that the surface drains to a permeable lawn or border.* Materials have not been identified. Permeable paving will be secured by condition to be compliant with policy E5.

A CMS will be required to be submitted prior to commencement of works. This can be secured by way of condition.

The application also shows reinstatement of the public footpath. This is considered a public benefit and the applicant will need to enter a highways agreement with the councils to secure such. This can form a condition of approval.

Issue viii – Trees

Policies LP15 and LP16 seek to protect biodiversity and health and longevity of trees, woodland and landscape in the borough. Local Plan policy LP16, subsection 5 requires;

"That trees are adequately protected throughout the course of development, in accordance with British Standard 5837 - Trees in relation to design, demolition and construction, Recommendations (2012)."

The application has been submitted with "Arboricultural Implications Report, Ref. SJA air 22071-01, dated March 2022", including "Tree Protection Plan, Ref: SJA TPP 22071-041.

The location of this proposal is not sited within a Conservation Area; however, two trees (AIR Ref: T1: London Plane & T2: London plane) are subject to statutory protection via Tree Preservation Order (TPO) Ref: T0657.

The Councils Tree Officer has reviewed the submission documents and notes that the recommendations and working methodologies of the aforementioned Tree Report are consistent with good Arboricultural practice for construction activities around trees and are in line with the British Standard BS5837 (2012) for the protection of the retained trees in the execution of this proposal. Subject to conditions there is no objections to the proposal in regards to impact to existing trees.

Issue ix – Sustainable Drainage

Local Plan Policy LP21C states that the Council will require the use of Sustainable Drainage Systems (SuDS) in all development proposals.

The scheme has been submitted with a sustainable drainage strategy which outlines 2 x potential options for drainage. The first is an infiltration strategy which includes 2 x 5m2 attenuation tanks, and the other relies on the existing Thames Water network. The scheme also benefits from permeable paving, notably the front parking spaces will be designed as such. The final drainage strategy can be conditioned.

Issue x – Fire Safety

A fire safety statement has been submitted which is considered to address the requirements of London Plan Policy D12. A suitably worded condition will be attached to an approval requiring compliance with the submitted document.

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, had the scheme been considered acceptable, this development is considered liable for the Mayoral and 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, it is considered that the adverse impacts of allowing this planning application would significantly outweigh the benefits, when assessed against the policies in NPPF (2019) and Development Plan, when taken as a whole.

Approve planning permission

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):DAV..... Dated:18.09.2023.....

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:Nicki Dale.....

Dated:19.09.2023.....