

Application reference: 24/0838/HOT

NORTH RICHMOND WARD

Date application received	Date made valid	Target report date	8 Week date
29.03.2024	05.04.2024	31.05.2024	31.05.2024

Site:

384 Upper Richmond Road West, East Sheen, London, SW14 7JU

Proposal:

Replacement of the existing front boundary treatment with a 2m high brick wall and timber door

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

APPLICANT NAME

Mr and Mrs Puttergill
384 Upper Richmond Road West
East Sheen
London
SW14 7JU

AGENT NAME

Mrs Fiona Jones
3 Elizabeth Gardens
Ascot
SL5 9BJ

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

Consultations:**Internal/External:**

Consultee
LBRUT Transport

Expiry Date

22.04.2024

Neighbours:

507B Upper Richmond Road West, East Sheen, London, SW14 7DE, - 08.04.2024
Part Ground And First Floor, 2 Deanhill Road, East Sheen, London, SW14 7DF, - 08.04.2024
2 Deanhill Road, East Sheen, London, SW14 7DF, - 08.04.2024
386A Upper Richmond Road West, East Sheen, London, SW14 7JU, - 08.04.2024
Basement Flat, 382 Upper Richmond Road West, East Sheen, London, SW14 7JU, - 08.04.2024
386 Upper Richmond Road West, East Sheen, London, SW14 7JU, - 08.04.2024
First Floor Flat, 382 Upper Richmond Road West, East Sheen, London, SW14 7JU, - 08.04.2024
Ground Floor Flat, 382 Upper Richmond Road West, East Sheen, London, SW14 7JU, - 08.04.2024

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

Status: GTD Application: 70/2465
Date: 05/02/1971 Conversion and use of house as 3 flats and provision of three parking spaces at rear.

Development Management

Status: PDE Application: 24/0838/HOT
Date: Replacement of the existing front boundary treatment with a 2m high brick wall and timber door

Building Control

Deposit Date: 15.11.1993 Loft conversion

Reference: 93/1130/1/FP

Building Control

Deposit Date: 21.09.2019 Install replacement door in a dwelling

Reference: 21/FEN01411/FENSA

Building Control

Deposit Date: 18.08.2022 Removal of internal load bearing wall and refurbishment.

Reference: 22/1514/BN

Building Control

Deposit Date: 19.10.2022 Install replacement windows in a dwelling

Reference: 22/FEN01744/FENSA

Building Control

Deposit Date: 13.02.2023 Rewire of all circuits

Reference: 23/NIC00426/NICEIC

Building Control

Deposit Date: 25.01.2023 Install a heating system

Reference: 23/FEN01390/GASAFE

Application Number	24/0838/HOT
Address	384 Upper Richmond Road West East Sheen London SW14 7JU
Proposal	Replacement of the existing front boundary treatment with a 2m high brick wall and timber door
Contact Officer	Sukhdeep Jhooti
Target Determination Date	31.05.2024

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 comprises a two-storey, mid-terrace single family dwellinghouse located on the north side of Upper Richmond Road West. It is not within a Conservation Area nor is it a Listed Building.

The current front boundary treatment comprises an approx. 1.1m high brick wall with railings on top and approx. 1.7m high brick pillars. Neighbouring properties which flank the application site, benefit from approx. 2m high closed timber fencing.

The site is designated as:

- Increased Potential Elevated Groundwater [GLA Drain London]
- Village [East Sheen]
- Village Character Area [Upper Richmond Road West [East Sheen] – Character Area 1 East Sheen Village Planning Guidance Page 17 CHARAREA05/01/01]

3. DESCRIPTION OF THE PROPOSAL AND ANY RELEVANT PLANNING HISTORY

The proposed development comprises Replacement of the existing front boundary treatment with a 2m high brick wall and timber door

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

- 70/2465. Conversion and use of house as 3 flats and provision of three parking spaces at rear. Granted.

Note: Council tax records show the site has one address and is can therefore be assumed it is a single dwellinghouse.

4. CONSULTATIONS CARRIED OUT

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

No letters of representation were received.

Neighbour amenity considerations are assessed under Section 6 (impact on neighbour amenity) in the report below.

5. MAIN POLICIES RELEVANT TO THE DECISION

NPPF (2023)

The key chapters applying to the site are:

- 4. Decision-making
- 9. Promoting sustainable transport
- 12. Achieving well-designed places
- 14. Meeting the challenge of climate change, flooding and coastal change
- 15. Conserving and enhancing the natural environment

These policies can be found at:

<https://www.gov.uk/guidance/national-planning-policy-framework>

London Plan (2021)

The main policies applying to the site are:

- D4 Delivering good design
- D12 Fire Safety
- SI 12 Flood Risk Management
- SI 13 Sustainable Drainage
- T4 Assessing and mitigating transport impacts

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
Impact on Biodiversity	LP15	Yes	No
Impact on Trees, Woodland and Landscape	LP16	Yes	No
Impact on Flood Risk and Sustainable Drainage	LP21	Yes	No
Sustainable Travel Choices	LP44	Yes	No
Parking Standards and Servicing	LP45	Yes	No

These policies can be found at

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

Richmond Publication Local Plan (Regulation 19 version)

The Richmond Publication Version Local Plan (Regulation 19 version) was published on 9 June 2023 for public consultation which ended on 24 July 2023.

The Publication Version Local Plan, together with all the representations received during the representation period, the plan and its supporting documents were submitted to the Secretary of State for examination on 19 January 2024. The submission documents do not form part of the statutory development plan for the Borough, however, by publishing and submitting the Borough Local Plan for independent examination the Council has formally confirmed its intention to adopt the Publication Plan.

The Publication Version Local Plan, including its evidence base, are material considerations for decision-making. 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 Borough Local Plan to be sound and legally compliant, officers and Councillors should accord relevant policies and allocations significant weight in the determination of applications taking account of the extent to which there are unresolved objections to relevant policies. Therefore, the weight afforded to each policy at this stage will differ depending on the level and type of representation to that policy. This is addressed in more detail in the assessment below where it is relevant to the application.

Note that it was agreed by Full Council on 27 April, when the Publication Plan was approved, that no weight will be given to Policy 4 in relation to the increased carbon offset rate, and therefore the existing rate of £95 will continue to be used; in addition, no weight will be given to Policy 39 in relation to the 20% biodiversity net gain requirement; all other aspects and requirements of these policies will apply.

Issue	Publication Local Plan Policy	Compliance	
Flood risk and sustainable drainage	8	Yes	No
Local character and design quality	28	Yes	No
Biodiversity and Geodiversity	39	Yes	No
Trees, Woodland and Landscape	42	Yes	No
Amenity and living conditions	46	Yes	No
Sustainable travel choices, Vehicular Parking, Cycle Parking, Servicing and Construction Logistics Management	47, 48	Yes	No

Supplementary Planning Documents

House Extension and External Alterations
 Transport
 Village Plan – East Sheen Village

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 Trees
- iv Flood Risk
- v Transport
- vi 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.



Figure 1 – Front of 384 Upper Richmond Road West



Figures 2 and 3 showing front of 382 and 386 Upper Richmond Road West.



Figure 3 – Neighbouring boundary treatment at No. 382



Figure 4 – Boundary treatments higher on either side of application site which is in the middle.



Figure 5 – Boundary treatment of approx. 2m is not unusual in the immediate locality.



Figure 6 – High boundary treatment located directly opposite the application site.

Planning permission is required as the boundary treatment would exceed 1m in height. It would be approx. 2m in height. As witnessed in the streetview imagery cited earlier in this report, boundary treatment around 2m in height is not unusual within the immediate locality. Similar height and style of boundary treatment is evident on either side of the application site at No's 382 and 386 Upper Richmond Road West as well as directly opposite the site.

The proposal would provide balance and symmetry with the boundary treatments on either side of the application site. When viewed from the site and surrounding context the proposal would not appear out of character to warrant refusal of planning approval. Timber would be deployed as the material of choice for the proposed boundary treatment and door. This is a natural and visually recessive material that is suited to boundary treatments to domestic premises. It is also appreciated that this is a particularly busy road and higher boundary treatments have become established here to help shield properties from the road, so whereas this type of higher level front boundary is not normally encouraged, it is considered that there are justifiable site specific reasons for the proposed treatment in this case.

In view of the above, the proposal would comply with the aims and objectives of policy LP1 of the Local Plan and policy 28 of the Publication 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 replacement boundary treatment would be approx. 900mm higher than the existing brick wall with an overall height of 2m approx. This would be in line with adjoining front boundary treatment at No's 382 and 386 Upper Richmond Road West. Consequently, it would have a neutral impact upon the amenities enjoyed by the inhabitants of these neighbouring properties. The height of the proposed boundary treatment would not lead to a material loss of light or outlook when viewed from the front habitable room windows of the host dwellinghouse given the presence of a tree within the site boundary, the height of the proposed boundary treatment not exceeding the height of front ground floor windows at the application dwelling and due to the presence of similar height front boundary treatments on either side of the site.

In view of the above, the proposal would safeguard residential amenity in line with Policy LP8 of the Local

Plan 2018.

iii 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 site is not within a Conservation Area. There are no trees on or adjacent to the site which are covered by a tree preservation order [TPO]. There is one tree which is not of a high or civic value. The replacement boundary treatment is unlikely to impact the root protection area of this tree due to the presence of footings/foundations associated with the existing boundary treatment. Drawings show the tree to be retained. It is noted this tree can be removed without the need for any tree works application/consent from the Local Planning Authority as it is not within a Conservation Area, and it is not protected by a TPO.

In view of the above, the proposal would comply with LP15 and LP16 of the Local Plan 2018.

iv Flood Risk

Policy LP21 of the Local Plan relates to flood risk. The site is within an area of increased potential for elevated groundwater although it is within flood zone 1. A flood risk assessment has been provided which suggests finished floor levels would be no lower than existing. The scheme would not increase flood risk. Therefore, it would comply with Policy LP21 of the Local Plan 2018.

v Transport

Policies LP44 and LP45 of the Local Plan 2018 concern highway and pedestrian safety along side the Council's Transport SPD [June 2020] and Policy T4 of the London Plan 2021.

The Council's Transport Planner raises no objections to the proposals. The site frontage is not used for car parking. Therefore, the proposal is acceptable with regards to highway and pedestrian safety. Therefore, the proposal would comply with Policies LP44 and LP45 of the Local Plan alongside the Council's Transport SPD [June 2020] and Policy T4 of the London Plan 2021.

vi Fire Safety

Policy D12 of the London Plan 2021 relates to fire safety. A fire safety statement has been provided which meets the aims and objectives of Policy D12 of the London Plan. This does not override the need for the scheme to comply with the fire safety aspects of the building regulations. A condition would be imposed to ensure the development adheres to the provisions of the fire safety statement on an ongoing basis. In view of the above, the proposal would comply with Policy D12 of the London Plan 2021.

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.

Grant planning permission

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

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no material considerations of sufficient weight to justify refusal.

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:02.05.2024

I agree the recommendation:

Senior I Planner

VAA

Dated: 02.05.24