



Application reference: 24/0762/HOT
HAMPTON WICK AND SOUTH TEDDINGTON WARD

Date application received	Date made valid	Target report date	8 Week date
25.03.2024	28.03.2024	23.05.2024	23.05.2024

Site:

24 Cedars Road, Hampton Wick, Kingston Upon Thames, KT1 4BE

Proposal:

Changes to the rear and side elevations of the existing ground floor extension, including replacing the existing rear window and doors with double doors and a box window, replacing the existing roof lights and adding three new roof lights to the side.

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

APPLICANT NAME

Joanna Ketley
24 Cedars Road
Hampton Wick
Richmond Upon Thames
KT1 4BE

AGENT NAME

Emily Dawson
Unit Number 213
The BusWorks
North Road
London
N7 9DP
United Kingdom

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

Consultations:

Internal/External:
Consultee

Expiry Date

Neighbours:

22 Cedars Road, Hampton Wick, Kingston Upon Thames, KT1 4BE, - 02.04.2024
26 Cedars Road, Hampton Wick, Kingston Upon Thames, KT1 4BE, - 02.04.2024

History: Planning – Appeal – Enforcement – Building Control

Development Management

Status: GTD Application: 09/2936/HOT
Date: 24/12/2009 Single storey rear & side extension

Development Management

Status: PDE Application: 24/0762/HOT
Date: Changes to the rear and side elevations of the existing ground floor extension, including replacing the existing rear window and doors with double doors and a box window, replacing the existing roof lights and adding three new roof lights to the side.

Building Control

Deposit Date: 27.01.1997 Loft conversion

Reference: 97/0107/FP

Building Control

Deposit Date: 16.02.2010 Single storey side extension

Reference: 10/0279/IN

Building Control

Deposit Date: 01.10.2010 Installed a Gas Fire

Reference: 11/FEN01022/GASAFE

Building Control

Deposit Date: 01.10.2010 Installed a Gas Fire

Reference: 11/FEN02506/GASAFE

Building Control

Deposit Date: 07.05.2013 8 Windows

Reference: 13/FEN02301/FENSA

Building Control

Deposit Date: 17.12.2019 Install a gas-fired boiler

Reference: 20/FEN00507/GASAFE

Building Control

Deposit Date: 06.02.2021 Clearview: 400 Pioneer / P with Descriptor Install a solid fuel dry fuel
room heater stove or cooker Liner: Liner with Descriptor Install a flue
liner Chimney: Chimney with Descriptor Install a non-masonry
flue/chimney system

Reference: 21/HET00068/HETAS

Application Number	24/0762/HOT
Address	24 Cedars Road Hampton Wick Kingston Upon Thames KT1 4BE
Proposal	Changes to the rear and side elevations of the existing ground floor extension, including replacing the existing rear window and doors with double doors and a box window, replacing the existing roof lights and adding three new roof lights to the side.
Contact Officer	Fariba Ismat
Target Determination Date	23/05/2024

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 property is two storey semi-detach dwellinghouse located on the northern side of Cedars Road in Hampton Wick.

The application site is situated within Hampton Wick Ward and is designated as:

- Article 4 Direction Basements Article 4 Direction - Basements / Ref: ART4/BASEMENTS / Effective from: 18/04/2018
- Risk of Flooding from Surface Water 1 in 1000 chance - Environment Agency RoFSW Extent 1 In 1000 year chance - SSA Pool ID: 358
- Village - Hampton Wick Village
- Village Character Area Sandy Lane and Surrounds - Area 13 Hampton Wick & Teddington Village Planning Guidance Page 49 CHARAREA11/13/01
- Ward Hampton Wick Ward

3. DESCRIPTION OF THE PROPOSAL AND ANY RELEVANT PLANNING HISTORY

The proposal seeks to replace the existing rear window and doors with double doors and a box window, replace the existing roof lights and add three new roof lights to the side roof slope.

PLANNING HISTORY

Reference	Description	Decision
24/0762/HOT	Changes to the rear and side elevations of the existing ground floor extension, including replacing the existing rear window and doors with double doors and a box window, replacing the existing roof lights and adding three new roof lights to the side.	Under Consideration
09/2936/HOT	Single storey rear & side extension	Granted Permission

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

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
- D5 Inclusive Design
- D6 Housing quality and standards
- 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

- Design Quality
- House Extension and External Alterations
- Village Plan - Hampton Wick & Teddington

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 Appearance
 - ii Impact on neighbour amenity
- i Design and impact on heritage assets**

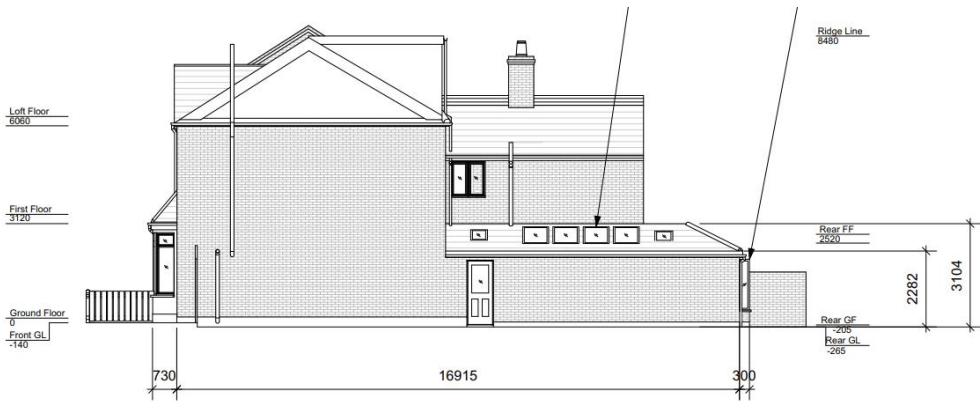
Policy LP1 of the Local Plan 2018 seeks to maintain and, where possible, enhance the high architectural and urban design quality which contributes to the character and heritage of the area. Proposals should demonstrate an understanding of the site and its context when considering the design including layout, siting and access and the compatibility of the works to the neighbouring uses.

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.



The application site currently is extended by a single storey rear extension as seen on the right-hand side drawing. The proposal is to replace the existing French doors with side windows with a full height double door and a box window as seen in the drawing on the left-hand side. There are total of existing 5 sky lights on the side and rear slope of the roof and are proposed to be replaced with larger sky lights with addition of three on the side roof slope as seen in the drawing below.



The proposed changes would have minimal impact on the design and appearance of the host dwelling, due to its siting will not be visible from the street, hence, there will not be a street scene impact. Overall, the changes are considered to be compatible with the design and character of the host house and therefore acceptable and compliant with aims and objectives of policies LP1 of the Local Plan and therefore is supported.

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 3m in depth for a terrace 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.

The enlargement of sky lights along with other proposed changes are at ground floor level and therefore is not anticipated to create an impact so that neighbouring privacy can be compromised. The proposed changes therefore are considered to be compliant with aims and objectives of policy

LP8 of the Local Plan and is supported.

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. Fire Safety Strategy

London Plan policy D12 requires the submission of a Fire Safety Statement on all planning Applications to comply with the following points.

A fire statement prepared by My-Architect Studio LLP has been submitted and the following strategy is proposed.

- 1) identify suitably positioned unobstructed outside space:
 - a) For fire appliance to be positioned on -
 - b) Appropriate for use as an evacuation assembly point –

The property is a semi-detached terraced house on Cedars Road which allows the flow of traffic in both directions. The dwelling can therefore be easily accessed from the street by emergency service vehicles. The road has wide pavements which provide an easy assembly point for evacuated residents, whilst keeping clear of the emergency services.

- 2) Are designed to incorporate appropriate features which reduce the risk to life and the risk of serious injury in the event of a fire, including appropriate fire alarm systems and passive and active fire safety measures

The proposed works will be constructed in line with current building regulations on fire safety. The proposed works are designed to incorporate appropriate features which reduce the risk to life and the risk of serious injury in the event of a fire, including appropriate fire alarm systems and passive and active fire safety measures.

- 3) Are constructed in an appropriate way to minimise the risk of fire spread –

The existing building is constructed of brick with a tiled roof. The proposed changes to the property will be constructed with materials which meet the current fire safety requirements of the building regulations and are similar to the existing building. It must be ensured that whatever works are carried out are first discussed and agreed with local council Building Control Officers or an Approved Building Control Officer

- 4) Provide suitable and convenient means of escape, and associated evacuation strategy for all building users –

The proposed layout is acceptable under Building Regulations and will keep the escape routes clear and unobstructed, ensuring sufficient capacity to facilitate the safe evacuation of occupants. The fire strategy for the premise is: Full evacuation of the building in the event of a fire, phone 999 from outside of the building.

- 5) Develop a robust strategy for evacuation which can be periodically updated and published, and which all building users can have confidence in 147 the London Plan 2021 – Chapter 3 Design

The site is a single dwelling house and does not need a robust strategy for evacuation normally required for larger developments with multiple residential units.

6) Provide suitable access and equipment for firefighting which is appropriate for the size and use of the development.

There is no requirement for any firefighting equipment however it is recommended that the property has a fire extinguisher and a fire blanket located in the kitchen. Any fire safety equipment installed or provided must be tested and serviced in accordance with the relevant British Standard.

The proposed fire safety measures are considered to be appropriate for the size and nature of extension and therefore is considered compliant with policy D12 of London Plan, hence, no objection is raised.

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

Approved Drawings:

Location Plan, 447/03/200 P01, 447/03/201 P01, 447/03/202 P01, 447/03/400 P01, 447/03/401 P01, 447/01/200 P01, 447/01/201 P01, 447/01/202 P01, 447/01/400 P01, 447/01/401 P01, 447/01/402 P01 – Recd. 25/03/2024

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

Case Officer (Initials):FI.....

Dated:16/05/2024.....

I agree the recommendation: EL

Team Leader/Head of Development Management/Principal Planner

Dated: 22/05/2024.....

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

U0091633	Composite Informative
U0091634	NPPF APPROVAL - Para. 38-42