



PLANNING REPORT

Printed for officer by
Matt Bayly on 29 May 2024

Application reference: 24/0834/HOT
FULWELL AND HAMPTON HILL WARD

Date application received	Date made valid	Target report date	8 Week date
29.03.2024	09.04.2024	04.06.2024	04.06.2024

Site:

25 Wellington Road, Hampton, TW12 1JP,

Proposal:

Single storey pitched roof side extension and amendment to existing single storey rear extension roof to combine roof with proposed extension. Pitched roof with 4No Rooflights with associated fenestration additions to single storey and amendments to existing rear fenestration.

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

APPLICANT NAME

Mrs Penny Ladds
25 Wellington Road
Hampton
Richmond Upon Thames
TW12 1JP

AGENT NAME

Mr Amar Kharaud
Unit 4 Ferry Quays
Ferry Lane
Brentford
TW8 0AT

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

Consultations:

Internal/External:

Consultee

Expiry Date

Neighbours:

- 44 Mays Road, Teddington, TW11 0SQ, - 11.04.2024
- 16 Wellington Road, Hampton, TW12 1JR, - 11.04.2024
- 27 Wellington Road, Hampton, TW12 1JY, - 11.04.2024
- 2 Links View Road, Hampton Hill, TW12 1LA, - 11.04.2024
- 1 Links View Road, Hampton Hill, TW12 1LA, - 11.04.2024
- 23 Wellington Road, Hampton, TW12 1JP, - 11.04.2024

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

Development Management

Status: GTD Application:99/1867
Date:23/09/1999 Single Storey Rear Extension.

Development Management

Status: GTD Application:81/0115
Date:19/03/1981 Erection of a two storey side extension and single storey rear extension.

Development Management

Status: PCO

Date:

Application:24/0834/HOT

Single storey pitched roof side extension and amendment to existing single storey rear extension roof to combine roof with proposed extension. Pitched roof with 4No Rooflights with associated fenestration additions to single storey and amendments to existing rear fenestration.

Building Control

Deposit Date: 15.10.2018

Install a gas-fired boiler

Reference: 18/FEN03411/GASAFE

Building Control

Deposit Date: 02.10.2018

Install replacement doors in a dwelling

Reference: 18/FEN01912/FENSA

Enforcement

Opened Date: 15.06.2005

Enforcement Enquiry

Reference: 05/0290/EN/UCU

Application Number	24/0834/HOT
Address	25 Wellington Road, Hampton
Proposal	Single storey pitched roof side extension and amendment to existing single storey rear extension roof to combine roof with proposed extension. Pitched roof with four rooflights with associated fenestration additions to single storey and amendments to existing rear fenestration.
Contact Officer	Matt Bayly
Target Determination Date	04/06/2024

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 host site located on the southern corner of Links View Road and Wellington Road and contains a two-storey semi-detached dwellinghouse. The dwellinghouse has; a foot entrance off Links View Road; two road front gardens banded by a low-lying brick wall and shrubs; a rear garden banded by a higher privacy fence (approx.1.8m); and an existing rear ground floor extension.

The application site is situated within Hampton Hill Village and is designated as:

- Area Susceptible To Groundwater Flood - Environment Agency (Superficial Deposits Flooding - >= 75% - SSA Pool ID: 212)
- Article 4 Direction Basements (Article 4 Direction - Basements / Ref: ART4/BASEMENTS / Effective from: 18/04/2018)
- Community Infrastructure Levy Band (Low)
- Critical Drainage Area - Environment Agency (Strawberry Hill [Richmond] / Ref: Group8_003)
- Village Character Area (Links View Road & eastern end of Park Road - Area 3 Hampton Hill Village Planning Guidance Page 21 CHARAREA10/03/01)
- Ward (Fulwell and Hampton Hill Ward)

3. DESCRIPTION OF THE PROPOSAL AND ANY RELEVANT PLANNING HISTORY

The proposed development comprises a single storey pitched roof side extension and amendment to existing single storey rear extension roof to combine roof with proposed extension. Pitched roof with four rooflights with associated fenestration additions to single storey and amendments to existing rear fenestration. The plans also show a proposed 2.1m brick wall along 20m of the Links Road frontage and a roof over the front door.

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

Development Management

Status: GTD

Application:99/1867

Date:23/09/1999	Single Storey Rear Extension.
Development Management	
Status: GTD	Application:81/0115
Date:19/03/1981	Erection of a two storey side extension and single storey rear extension.

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 (2023)

The key chapters applying to the site are:

- 4. Decision-making
- 11. Making effective use of land
- 12. Achieving well-designed places

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:

- GG2 Making the best use of land
- 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	Ne
Impact on Flood Risk and Sustainable Drainage	LP21	Yes	Ne

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 will be addressed in more detail in the assessment below if/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
Amenity and living conditions	46	Yes	No

These policies can be found at

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

Supplementary Planning Documents

House Extension and External Alterations
Village Plan – Hampton Hill Design Guidance

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 Local character and design quality
- ii Impact on neighbour amenity
- iii Fire Safety
- iv Flood 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.

The surrounding area is characterised by front gardens commonly around 8m in depth along Wellington Road and around 4-6m on Links View Road framed by a range of boundary treatments including low fencing, hedges and open gardens. Higher privacy fencing is common where outdoor living spaces are located adjacent to the street.

The proposed side extension presents a blank side elevation to Links View Road at a setback of 0.9m from the street. It is unclear whether the proposed 2.1m brick wall is proposed as a mitigation measure, however, either outcome would negatively affect the street scape in isolation. In further regard to the proposed brick wall, this is considered to be out of character when considering the open nature of the

surrounding streetscape. The site already has adequate privacy fencing to the rear of the site, and visually impermeable privacy fencing over a total length of approximately 34m is considered excessive.



Photograph 1: The site as viewed from Links View Road.

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.

In addition to the above points, the scale of the proposal would result in the extension appearing over dominant in relation to the host property:

- Whilst it is noted that Wellington Road is the principal frontage, the entrance to the dwelling is on Links View Road and creates a focal point that should be given regard. The proposal projects 2m forward of the front door, appearing visually dominant.
- The length of the proposal (6.2m) is greater than half the width of the dwellinghouse (excluding the 1999 extension).
- The proposal results in a blank side elevation which fails to integrate with the fenestration pattern of the existing house. Windows are generally evenly distributed around the façade of the existing dwelling.
- The intersection of the existing elevations and proposed roof joins directly underneath the existing upper windows. This contributes to the proposal being visually overbearing in relation to the existing dwellinghouse.
- The proposal in addition to the 1999 extension makes up approximately 38% of the total floorplate which is considered to be at a scale at odds with the original dwellinghouse.

It is noted that the proposal would be comparable to the side extension at 27 Wellington Road, however, planning permission for this extension was granted in 2014 prior to current policy guidance. The officer report also noted that the location of the extension toward the front of the dwelling was not ideal, however the proposal was favoured in place of the, then, existing conservatory.

The proposed zinc canopy roof over the front door is not supported. The design and material are not considered to 'belong' to the house as recommended by the SPD. Zinc roofing is not used anywhere else in the proposal or existing dwelling.

In all other cases, materials will be visually similar to existing and are considered acceptable.

In view of the above, the proposal fails to comply with the aims and objections of policy LP1 of the Local Plan and is not consistent with the SPD for house extensions. As set out above, the proposed

extension will be of an excessive scale and visual bulk, dominating the dwellinghouse and not appearing visually subordinate in scale.

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.

Due to the location and orientation of the proposed extension, neighbour amenity impacts relating to shading and privacy are acceptable. Windows are located as to not coincide with neighbouring outlooks.

Again, due to the location of the proposal, the road provides an adequate buffer of at least 13m from the proposal. Thereby, visual dominance impacts are acceptable.

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

iii Flood Risk

Local Plan Policy LP21 states that 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. Development will be guided to areas of lower risk by applying the 'Sequential Test' as set out in national policy guidance, and where necessary, the 'Exception Test' will be applied. Unacceptable developments and land uses will be refused in line with national policy and guidance.

Whilst the site is not located within flood zone 2 or 3, other flood-related hazards are listed as present.

The applicant has confirmed that the floor levels of the extension will be set no lower than the that of the existing house, and that flood proofing will be incorporated where appropriate, in accordance with Environmental Agency guidance.

Accordingly, any contribution to flood sources is considered to be minimal and there will be no increase in safety risk to occupants. The proposal is therefore consistent with LP21.

iv Fire Safety

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

A Fire Safety Strategy was received by the Council on 5 April 2024. A condition would have been included to ensure this is adhered to on an ongoing basis. The materials proposed are to match existing and will need to be Building Regulations compliant. The applicant is advised that alterations to existing buildings should comply with the Building Regulations. 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.

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 (2021) and Development Plan, when taken as a whole.

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): ...MBL.....

Dated: ...29/05/2024.....

I agree the recommendation: EL

Team Leader/Head of Development Management/Principal Planner

Dated: 30/05/2024.....

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
