

Application reference: 24/0856/HOT HAMPTON WARD

Date application received	Date made valid	Target report date	8 Week date
03.04.2024	18.04.2024	13.06.2024	13.06.2024

Site:

10 Priory Gardens, Hampton, TW12 2PZ,

Proposal:

Rebuild front wall of garage. Conversion of garage to habitable use

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

APPLICANT NAME

Mr Pescud
10 Priory Gardens
Hampton
TW12 2PZ

AGENT NAME

P H Design

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

Consultations:**Internal/External:**

Consultee
LBRUT Transport

Expiry Date

03.05.2024

Neighbours:

37 Broome Road, Hampton, TW12 2PU, - 19.04.2024
39 Broome Road, Hampton, TW12 2PU, - 19.04.2024
35 Broome Road, Hampton, TW12 2PU, - 19.04.2024
41 Broome Road, Hampton, TW12 2PU, - 19.04.2024
33 Priory Gardens, Hampton, TW12 2PZ, - 19.04.2024
32 Priory Gardens, Hampton, TW12 2PZ, - 19.04.2024
9 Priory Gardens, Hampton, TW12 2PZ, - 19.04.2024
11 Priory Gardens, Hampton, TW12 2PZ, - 19.04.2024

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

Status: GTD	Application: 79/1495
Date: 12/02/1980	Erection of a part single part two storey extension at the side of the premises.

Development Management

Status: PCO	Application: 24/0856/HOT
Date:	Rebuild front wall of garage. Conversion of garage to habitable use

Building Control

Deposit Date: 19.05.2014	Install a gas-fired boiler
Reference: 14/FEN01695/GASAFE	

Building Control

Deposit Date: 18.07.2016	Install replacement window in a dwelling
Reference: 16/FEN01377/FENSA	

Application Number	24/0856/HOT
Address	10 Priory Gardens, Hampton, TW12 2PZ,
Proposal	Rebuild front wall of garage. Conversion of garage to habitable use
Contact Officer	JSO
Target Determination Date	13/06/2024

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 property is a two-storey semi-detached dwelling of brick construction. The adjoining properties are of a corresponding style and design.

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

- Area Proposed For Tree Planting (Site: 17/1/97)
- Area Susceptible To Groundwater Flood - Environment Agency (Superficial Deposits Flooding - >= 50%)
- Article 4 Direction Basements (Article 4 Direction - Basements / Ref: ART4/BASEMENTS / Effective from: 18/04/2018)
- Community Infrastructure Levy Band (Low)
- Take Away Management Zone (Take Away Management Zone)
- Village (Hampton Village)
- Village Character Area (Priory Road West - Area 10 Hampton Village Planning Guidance Page 37 CHARAREA09/10/01)
- Ward (Hampton Ward)

3. DESCRIPTION OF THE PROPOSAL AND ANY RELEVANT PLANNING HISTORY

The current application seeks approval for the conversion of the garage into a habitable room and the replacement of the garage door with a window.

4. AMENDMENTS

No amendments were requested or submitted by the agent.

5. CONSULTATIONS CARRIED OUT

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

No letters of representation were received.

6. MAIN POLICIES RELEVANT TO THE DECISION

NPPF (2023)

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/media/65a11af7e8f5ec000f1f8c46/NPPF_December_2023.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
Impact on Amenity and Living Conditions	LP8	Yes
Impact on Flood Risk and Sustainable Drainage	LP21	Yes
Parking Standards and Servicing	LP45	Yes

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.

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 – Hampton Village

These policies can be found

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

Other Local Strategies or Publications

N/A

7. EXPLANATION OF OFFICER RECOMMENDATION

The key issues for consideration are:

- i. Design
- ii. Impact on neighbour amenity
- iii. Fire Safety
- iv. Flood Risk
- v. Parking

i. Design

Policy Context

In Chapter 12 of the NPPF, Paragraph 134 advises that poorly designed developments should be refused, especially where designs do not reflect local design policies, guidance and supplementary planning documents. It also says that significant weight should be given to designs which reflect local character, or to ones which are innovative designs in achieving high levels of sustainability, or which help improve the general standard of design in an area and fit in with the 'overall form and layout of their surroundings'.

Policy D4 of the London Plan states that the 'design of development proposals should be thoroughly scrutinised' and that 'design quality development should be retained through to completion'.

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.

Analysis

Garage conversion

The proposed garage conversion to a habitable space is similar to that of the adjoining properties at no's 6 and 8 Priory Gardens. The proposed replacement of the garage door with a window is similar in style and design to that of the existing dwellings fenestration and does not detract from the character of the existing streetscene. The proposal will fit in well with the character and design of the host building and the adjoining properties along Priory Gardens.

The application was circulated to the transport, who has supported the conversion of the garage into a habitable space siting that its loss is acceptable and that the existing garage is no longer fit for purpose and its conversion is not uncommon within the immediate surrounding area.

In view of the above, the proposal complies with the aims and objectives of Chapter 12 of the NPPF, policy D4 of the London Plan and policy LP1 of the Local Plan, as well as the SPD on House Extensions and External Alterations.

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.

Analysis

In this instance, the garage conversion does not increase the footprint of the main dwelling and does not add to the massing of the original dwelling. As such, its conversion has little to no impact on the amenities of the adjoining residents in terms of loss of sunlight, outlook and privacy.

Therefore, no objection is raised regarding loss of sunlight, outlook and privacy to the rear amenity space of the adjoining residents.

The proposed extension given its sitting and scale will not be an overbearing and unduly dominant addition to the adjoining residents.

On balance, the proposed extension complies with policy LP8 of the Local Plan.

iii. Fire Safety

Policy D12 Fire Safety of the London Plan Part A requires all development to demonstrate the highest levels of fire safety. All non-major applications require the submission of a Fire Safety Strategy unless reasonable exemption has been demonstrated.

The applicant has submitted a Fire Safety Strategy which is considered to adequately address the relevant criteria of Policy D12.

iv. Flood Risk

Policy LP 21 'Flood Risk and Sustainable Drainage' 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.

The subject property is not located within a flood zone and as the risk of groundwater flooding is between 25 – 50% no objection is raised to the proposal given the minor nature of the extension combined with the existing floor level being maintained.

v. Parking

The property will retain its current driveway which appears to comfortably fit at least two vehicles. The transport officials have also supported the loss of the garage which considered not fit for purposes.

Therefore, no objection is raised to the proposed parking provisions. The proposal is not considered to adversely impact parking. As such, the proposal would be in accordance with Policy LP45 of the Local Plan.

8. 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.

9. 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 subject to conditions

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):JSO..... Dated:10/06/2024.....

I agree the recommendation: EL

Team Leader/Head of Development Management/Principal Planner

Dated: 10/06/2024.....

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
