

## Application reference: 24/1678/HOT EAST SHEEN WARD

Date received	application	Date made valid	Target report date	8 Week date
03.07.2024		03.07.2024	28.08.2024	28.08.2024

**Site:**

20 Deanhill Road, East Sheen, London, SW14 7DF

**Proposal:**

Proposed rear and side ground floor extension and all associated works

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

**APPLICANT NAME**

Federico Cinus  
20 Deanhill Road  
East Sheen  
London  
Richmond Upon Thames  
SW14 7DF

**AGENT NAME**

Mr Joshua Eves  
Unit 118  
Workspace Kennington Park  
Canterbury Court  
London  
SW9 6DE  
United Kingdom

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

**Consultations:**

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

**Expiry Date**

**Neighbours:**

51 Coval Road, East Sheen, London, SW14 7RW, - 04.07.2024  
49 Coval Road, East Sheen, London, SW14 7RW, - 04.07.2024  
47 Coval Road, East Sheen, London, SW14 7RW, - 04.07.2024  
22 Deanhill Road, East Sheen, London, SW14 7DF, - 04.07.2024  
18 Deanhill Road, East Sheen, London, SW14 7DF, - 04.07.2024

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

Development Management

Status: PCO Application: 24/1678/HOT  
Date: Proposed rear and side ground floor extension and all associated works

Development Management

Status: PCO Application: 24/1900/HOT  
Date: Proposed loft outrigger dormer

Building Control

Deposit Date: 19.05.1992 Loft conversion  
Reference: 92/0586/FP

Building Control

Deposit Date: 14.08.1995 Formation of arch in ground floor spine wall  
Reference: 95/1018/BN

Building Control

Deposit Date: 02.04.2013 Tiling (Job No. PU9292)

Reference: 13/NFR00021/NFRCCR

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Building Control

Deposit Date: 18.06.2015 Circuit alteration or addition in a special location Install one or more new circuits Install a new circuit for electrical heating

Reference: 15/NIC01645/NICEIC

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Building Control

Deposit Date: 11.05.2015 Install replacement windows in a dwelling Install replacement doors in a dwelling

Reference: 15/FEN01225/FENSA

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Building Control

Deposit Date: 25.04.2018 Install replacement windows in a dwelling

Reference: 19/FEN01270/FENSA

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<b>Application Number</b>	<b>24/1678/HOT</b>
<b>Address</b>	20 Deanhill Road, East Sheen, London, SW14 7DF
<b>Proposal</b>	Proposed rear and side ground floor extension and all associated works
<b>Contact Officer</b>	Izabela Moorhouse
<b>Determination Date</b>	28/08/2024

## 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 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 application site comprises a two-storey semi-detached house located towards the northern side of Deanhill Road. The site has not been identified as a Building of Townscape Merit (BTM) and is not located within a conservation area. The site is also subject to the following planning constraints:

- Area Susceptible to Groundwater Flooding  $\geq 75\%$
- Article 4 Direction – restricting basements
- Critical Drainage Area – Richmond Town Centre and Mortlake
- East Sheen Town Centre Boundary Buffer Zone
- East Sheen Village
- Temple Sheen Road Village Character Area

## 3. PROPOSALS AND RELEVANT PLANNING HISTORY

The application seeks permission for *“Proposed rear and side ground floor extension and all associated works”*.

The comprehensive list of planning history can be found above. No relevant history associated with the site.

## 4. CONSULTATIONS CARRIED OUT

The list of neighbours notified of this application are listed above. No representations received.

## 5. AMENDMENTS

The description of development was amended in order to omit ‘internal alterations’ as these do not require planning permission. Neighbours were not reconsulted as the amendment did not materially alter the application.

## 6. MAIN POLICIES RELEVANT TO THE DECISION

### NPPF (2021)

The key chapters applying to the site are:

- 4. Decision-making
- 12. Achieving well-designed places
- 14. Meeting the challenge of climate change, flooding and coastal change
- 16. Conserving and enhancing the historic environment

These policies can be found at:

[https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment\\_data/file/1005759/NPPF\\_July\\_2021.pdf](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:

Policy D4 - Delivering Good Design  
Policy D12 - Fire Safety

These policies can be found at: <https://www.london.gov.uk/what-we-do/planning/london-plan/new-london-plan/london-plan-2021>

### 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
Flood Risk	LP21	Yes	No

These policies can be found at [https://www.richmond.gov.uk/media/15935/adopted\\_local\\_plan\\_interim.pdf](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) 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. Note that it was agreed by Full Council 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.

Overall, the weight afforded to each policy at this stage will differ depending on the nature of representations received to that policy. Where relevant to the application under consideration, this is addressed in more detail in the assessment below.

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Issue	Publication Local Plan Policy	Compliance	
Flood risk	8	Yes	No
Local character and design quality	28	Yes	No
Amenity and living conditions	46	Yes	No

### Supplementary Planning Documents

House Extension and External Alterations  
East Sheen Village Planning Guidance

These policies can be found at: [https://www.richmond.gov.uk/services/planning/planning\\_policy/local\\_plan/supplementary\\_planning\\_documents\\_and\\_guidance](https://www.richmond.gov.uk/services/planning/planning_policy/local_plan/supplementary_planning_documents_and_guidance)

### Other

Community Infrastructure Levy

## **Biodiversity Net Gain**

The planning authority, for the purposes of determining whether to approve a Biodiversity Gain Plan, if one is required in respect of this permission would be the London Borough of Richmond upon Thames.

There are statutory exemptions and transitional arrangements which mean that the biodiversity gain condition does not always apply. Based on the information available this permission is considered to be one which will not require the approval of a biodiversity gain plan before development is begun because the proposal is development which is subject of a householder application within the meaning of article 2(1) of the Town and Country Planning (Development Management Procedure) (England) Order 2015. A 'householder application' means an application for planning permission for development for an existing dwellinghouse, or development within the curtilage of such a dwellinghouse for any purpose incidental to the enjoyment of the dwellinghouse which is not an application for change of use or an application to change the number of dwellings in a building.

## **7. EXPLANATION OF OFFICER RECOMMENDATION**

The key issues for consideration are:

- i Design and Visual Amenity
- ii Impact on Neighbour Amenity
- iii Flood Risk
- iv Fire Safety

### **Issue i – Design and Visual Amenity**

*The NPPF (National Planning Policy Framework) advises good design is a key aspect of sustainable development and is indivisible from good planning and should contribute positively to making places better for people.*

*The NPPF states that there should be a presumption in favour of the conservation of designated heritage assets and the more significant the designated heritage asset the greater the presumption in favour of its conservation should be. Significance can be harmed or lost through alteration or destruction of the heritage asset or development within its setting.*

*Policy LP1 of the Local Plan seeks to maintain and, where possible, enhance the high architectural and urban design quality which contributes to the character and heritage of the area.*

The proposal seeks permission to construct a single storey flat roof rear/side extension. The extension would be formed in face brick to match the existing dwelling. The roof of the extension would not exceed the eave of the first-floor rear windows and would therefore maintain subservience to the main dwelling. In terms of the immediate locality, ground floor extensions are a common feature and therefore the extension would not appear unduly out of character.

A set of bifolding doors with a toplight above are proposed to the rear elevation, one large projecting rooflight is located to the southern side of roof and two smaller flush rooflights to the side (western). The fenestration design is considered acceptable as it retains verticality and a satisfactory window hierarchy. The extension would not adversely impact the character of the existing dwelling or the surrounding area.

This application conforms to paragraph 205 of the NPPF (2023), is in accordance with Local Plan policy LP1 Publication Local Plan policy 28 which are supported by the House Extensions and External Alterations SPD.

### **Issue ii - 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 seeks to protect adjoining properties from visual intrusion, loss of light and privacy.*

The site is adjoined by no. 18 to the east and is neighboured by no. 22 to the west. Given distance, the properties to the rear (east) on Coval Road would not be impacted as a result of the development.

The council SPD states that rear extensions “should project no further than 3.5m in the case of a semi-detached dwellinghouse” in order to prevent a negative impact on neighbour amenity. The proposed rear extension would not project beyond the rear elevation of no. 18 and would retain a set back of 0.42m.

The extension would project approximately 2.27m beyond the rear elevation of no. 22, there is also a 0.75m separation between the extension and the boundary. It is not considered that the extension will appear visually intrusive or overbearing from neighbouring habitable room windows or rear amenity spaces. The nearest doors to the extension are a set of full width doors which serve an open plan, kitchen/dining room. Therefore, the sunlight/daylight available to these rooms would not be negatively impacted to the point that would warrant reason for refusal.

The proposed scheme is considered acceptable in terms of neighbour amenity and would be in compliance with the guidance set out in the Councils SPD. The proposal is not considered to detrimentally impact the amenities of any neighbouring occupiers and therefore, is in line with policy LP8 of the Local Plan (2018) and policy 46 of the Publication Local Plan and relevant Supplementary Planning Documents/Guidance.

### **Issue iii – Flood Risk**

*Policy LP21 states that all development should avoid, or minimise, contributing to all sources of flooding, taking account of climate change and without flood risk elsewhere.*

A Flood Risk Assessment has been submitted to the Council – received 03/07/2024.

The site is located within various other flood risk constraints, as listed in the first section. Although the proposals include a moderate increase in floorspace compared to the existing, the ground floor internal finished floor levels will remain at the existing level. As such, it is not considered that any additional risk to flooding would arise, thus the proposal complies with policy LP21.

### **Issue iv - Fire Safety**

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

A Fire Strategy Report has been submitted to the Council - received 03/07/2024.

A condition has been included to ensure this is adhered to on an ongoing basis. 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.

## **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. In making this recommendation consideration has been had to the statutory duties imposed by the Planning (Listed Buildings and Conservation Areas) Act 1990 and the requirements set out in Chapter 16 of the NPPF.

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**

### **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): .....IZM..... Dated: .....06/08/2024.....

**I agree the recommendation:**

~~Team Leader/Head of Development Management/Senior Planner~~

Dated: .....GE.....07/08/2024.....