

Application reference: 24/1840/CON

Date application received	Date made valid	Target report date	8 Week date
18.07.2024	18.07.2024	12.09.2024	12.09.2024

Site:

21 Wilmer Close Kingston Upon Thames KT2 5LX, , ,

Proposal:

Demolition of rear conservatory and single storey side extension and erection of single storey rear and side extension with internal alterations

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

APPLICANT NAME

Royal Borough Of Kingston
Director Of Development
Guildhall
Kingston
Surrey KT1 1EU

AGENT NAME

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

Consultations:

Internal/External:

Consultee
14D Urban D

Expiry Date
02.08.2024

Neighbours:

-

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

No History Dummy UPRN
No History Dummy UPRN
No History Dummy UPRN
No History Dummy UPRN

24/0431/CON London Borough of Kingston Upon Thames Planning Reference 24/01633/HOU	
Address	21 Wilmer Close Kingston Upon Thames KT2 5LX
Proposal	Demolition of rear conservatory and single storey side extension and erection of single storey rear and side extension with internal alterations.
Determination Date	12/09/2024

Site Description

The site is located north of the London of Borough of Richmond upon Thames boundary, in the London Borough of Kingston Upon Thames. The site is located on Wilmer Close on the south west boundary of Richmond Park. The rear of the property immediately adjoins Richmond Park.



Proposal

The London Borough of Kingston upon Thames has consulted the London Borough of Richmond upon Thames on Application 24/01633/HOU which proposes – ‘*Demolition of rear conservatory and single storey side extension and erection of single storey rear and side extension with internal alterations*’.

Professional Comments

Strategic Objectives

The proposal is sited on the south west side of Richmond Park and therefore immediately adjoining the borough’s shared boundary with London Borough of Kingston upon Thames.

Given the scale and siting of the proposed, this would not have a detrimental impact on the Council's Strategic objectives: Protecting Local Character: A Sustainable Future and Meeting People’s Needs.

Design and siting

The site immediately neighbouring the borough boundary is Richmond Park. This portion of the site is subject to a number of LBRUT planning designations:

- Metropolitan Open Land (MOL)
- Public Open Space – Richmond Park
- Site of specific scientific interest
- Historic Parks and Garden – Richmond Park
- Archaeological Priority Zones
- Conservation Area – CA62 Richmond Park

- Article 4 Direction – restricting basement development.
- Area susceptible to ground water flooding
- Critical Drainage Area.

The proposed works relate to extensions and alteration of an existing residential dwellinghouse. The setback from the shared borough boundary remains unchanged and the scale or development is similar to that existing. The proposed is therefore not anticipated to impact the openness of the LBRUT designated MOL.

The Council’s Urban Design Officer has reviewed the scheme has confirmed that this is acceptable, and the scheme will have very limited visibility from Richmond Park. It is stated that there will not be any visual impact on Richmond Park, as the extensions would be screened by the tall brick boundary wall with Richmond Park. Any possible visibility would be well below the overall building height, and visible roofscape from Richmond Park.

Residential Amenity

Owing to the siting of the development and the scope of the works, the proposal is not considered to unduly impact upon the residents within this Borough.

Conclusion

The Council raises no objection to this application.

Recommendation:

The determination of this application falls within the scope of Officer delegated powers - YES / ~~NO~~

I therefore recommend the following:

- | | | |
|------------------------------------|--------------------------|--------------------|
| 1. REFUSAL | <input type="checkbox"/> | |
| 2. PERMISSION | <input type="checkbox"/> | RAISE NO OBJECTION |
| 3. FORWARD TO COMMITTEE | <input type="checkbox"/> | |

Case Officer (Initials):AMU.....

Dated:06/08/2024.....

I agree the recommendation: A Vedi

Team Leader/Head of Development Management/Principal Planner

Dated: ...08/08/2024.....

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
