

Application reference: 24/1557/HOT HAMPTON NORTH WARD

Date application received	Date made valid	Target report date	8 Week date
19.06.2024	19.06.2024	14.08.2024	14.08.2024

Site:

153 Broad Lane, Hampton, TW12 3BX,

Proposal:

ground floor rear extension

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

APPLICANT NAME

Mrs S Newman
153 Broad Lane
Hampton
Richmond Upon Thames
TW12 3BX

AGENT NAME

Ms Grainne O'Keeffe
36 Broad Lane
Hampton
London
TW12 3AZ
United Kingdom

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

Consultations:**Internal/External:****Consultee****Expiry Date****Neighbours:**

44 Falcon Road, Hampton, TW12 2RA, - 21.06.2024
151 Broad Lane, Hampton, TW12 3BX, - 21.06.2024
155 Broad Lane, Hampton, TW12 3BX, - 21.06.2024

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

Status: WDN Application:06/3409/HOT
Date:23/11/2006 Erection of single storey side extension

Development Management

Status: GTD Application:06/3808/HOT
Date:09/01/2007 Erection of single storey side extension (previous application 06/ 3409/HOT has been withdrawn)

Development Management

Status: PCO Application:24/1557/HOT
Date: ground floor rear extension

Building Control

Deposit Date: 18.12.2004 FENSA Notification of Replacement Glazing comprising 7 Windows and 0 Doors. Installed by Everest Ltd. FENSA Member No 12404. Installation ID 2324712. Invoice No LW2201A1

Reference: 04/8190/FENSA

Building Control

Deposit Date: 22.02.2007 Single storey side extension

Reference: 07/0373/FP

Building Control

Deposit Date: 03.05.2007 Special installation (electric floor/ ceiling heating garden lighting/ power ELV lighting generator) Special location (room containing bath or shower swimming pool sauna) Air conditioning/ ventilation system/ extractor fan Building extension or conservatory Ring/ radial power circuit Lighting circuit

Reference: 07/72887/NICEIC

Building Control

Deposit Date: 26.03.2008 Single storey side extension

Reference: 07/0373/FP/1

Building Control

Deposit Date: 26.07.2022 Install a replacement consumer unit

Reference: 22/ELE00151/ELECSA

Application Number	24/1557/HOT
Address	153 Broad Lane, Hampton, TW12 3BX,
Proposal	single storey rear extension.
Contact Officer	Jody Solomons
Target Determination Date	14/08/2024

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 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 house located on the southern side of Broad Lane in Hampton. The surrounding area is predominately residential.

The subject property is designated as:

- Area Proposed For Tree Planting (Site: 16/1/97)
- Area Susceptible To Groundwater Flood - Environment Agency (Superficial Deposits Flooding - >= 25%)
- Article 4 Direction Basements (Article 4 Direction - Basements / Ref: ART4/BASEMENTS / Effective from: 18/04/2018)
- Community Infrastructure Levy Band (Low)
- Risk of Flooding from Surface Water 1 in 100 chance - Environment Agency (RoFSW Extent 1 In 100 year chance - SSA Pool ID: 27476)
- Risk of Flooding from Surface Water 1 in 1000 chance - Environment Agency (RoFSW Extent 1 In 1000 year chance - SSA Pool ID: 13751)
- Risk of Flooding from Surface Water 1 in 1000 chance - Environment Agency (RoFSW Extent 1 In 1000 year chance - SSA Pool ID: 47989)
- Surface Water Flooding (Area Less Susceptible to) - Environment Agency ()
- Take Away Management Zone (Take Away Management Zone)
- Village (Hampton Village)
- Village Character Area (Priory Road East and Surroundings - Area 11 Hampton Village Planning Guidance Page 39 CHARAREA09/11/01)

- Ward (Hampton Ward)

3. DESCRIPTION OF THE PROPOSAL AND ANY RELEVANT PLANNING HISTORY

The proposal seeks to implement a single storey rear extension.

There are no relevant planning applications.

Amendments

None requested or provided by the applicant.

4. CONSULTATIONS CARRIED OUT

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

One letter of support was received from the adjoining neighbour at no. 44 Falcon Road, Hampton.

5. 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/65829e99fc07f3000d8d4529/NPPF_December_2023.pdf

London Plan (2021)

The main policies applying to the site are:

- D4 Delivering good design
- D12 Fire Safety
- LP21 Flood Risk

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
Impact on Flood Risk and Sustainable Drainage	LP21	Yes	No

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

Design Quality
House Extension and External Alterations
Hampton Village guidance

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

Other strategies or publications material to the proposal are:

Article 4 Direction – Restriction on Basement Development

6. EXPLANATION OF OFFICER RECOMMENDATION

The key issues for consideration are:

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

i Design

Policy context

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

An infill ground floor single storey rear extension is proposed, extending the existing kitchen and dining area. The extension does not project beyond the rear of the existing dwelling and is wedged between the existing study and kitchen/dining area. The finishing brickwork will match that of the existing dwelling and as well as the proposed patio door leading out to the back garden. There are many examples of similar rear extensions along the street. The proposed works are located at the rear of the property and are not very visible from the public realm, therefore have no significant impact on streetscape character.

In view of the above, the proposal complies with the aims and objectives of policies LP1 of the Local Plan.

ii Impact on neighbour amenity

Policy context

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 extensions that create an unacceptable sense of enclosure or appear overbearing when seen from neighbouring gardens or rooms will not be permitted. This could be due to the height, footprint or proximity of the proposals to the surrounding area. However, the final test of acceptability is dependent on the specific circumstances of the site which may justify greater rear projection.

Analysis

The neighbouring properties most likely to be affected by the scheme are No's 151 and 155 Broad Lane. In this instance, the reward projection of this infill extension will not project beyond the rear of either of the adjoining properties and there are no side facing windows proposed that would offer direct views into the rear amenities of both these neighbours.

Therefore, the combined siting, depth, height and sloping roof of the rear extension, mitigates its impact in terms of creating a sense of enclosure and being overly dominant to the adjoining and the host buildings.

The current proposal meets the SPD guidelines and is therefore not considered to be overbearing and unneighbourly.

The proposed rear extension is not considered to result in harm to the amenity of occupiers of the neighbouring property. Consequently, in respect of neighbour amenity the proposal is considered to comply with Policy LP8 of the Local Plan, and the Councils House Extensions and External Alterations SPD.

iii Fire Safety

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

A Fire Safety Strategy was provided with the application, prepared by the applicant. A condition will be included to ensure this is adhered to on an ongoing basis. The applicant is advised materials and arrangement would need to be Building Regulations compliant, and all alterations to existing buildings should comply with the Building Regulations.

This permission is not a consent under the Building Regulations for which a separate application should be made. Overall, the scheme can therefore be considered consistent with this Policy D12 of the London Plan

iv. Flood Risk

Policy LP 21 of the Local Plan sets out 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 site is recognised to be at risk of surface water and groundwater flooding by the Environment Agency (EA). A standardised flood risk assessment from the EA has been filled in and has been submitted by the agent for the case. Thus, confirming that the internal ground floor level would be the same as the original dwelling.

Therefore, the proposal adequately meets the intent of the policy and requirements of the EA. As such, the proposal complies with the aims and objectives of Policy LP 21 of the Local 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.

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:5/08/2024.....

I agree the recommendation:

Team Leader/Head of Development Management/Principal Planner - EL

Dated 12/08/2024:

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
