



**Application reference: 24/1550/HOT**  
 BARNES 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:**  
 35 Ullswater Road, Barnes, London, SW13 9PL

**Proposal:**  
 Removal of existing rear extension with proposed single storey rear extension.

**APPLICANT NAME**

Alice Brooks  
 35 Ullswater Road  
 Barnes  
 London  
 Richmond Upon Thames  
 SW13 9PL

**AGENT NAME**

Mr Dan Brandt  
 45 Maplewell Road  
 Woodhouse Eaves  
 Loughborough  
 LE12 8RG

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

**Consultations:**

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

**Expiry Date**

**Neighbours:**

- 60 Ullswater Road, Barnes, London, SW13 9PN, - 21.06.2024
- 64 Ullswater Road, Barnes, London, SW13 9PN, - 21.06.2024
- 62 Ullswater Road, Barnes, London, SW13 9PN, - 21.06.2024
- 52 Ferry Road, Barnes, London, SW13 9PW, - 21.06.2024
- 60 Ferry Road, Barnes, London, SW13 9PW, - 21.06.2024
- 56 Ferry Road, Barnes, London, SW13 9PW, - 21.06.2024
- 54 Ferry Road, Barnes, London, SW13 9PW, - 21.06.2024
- 62 Ferry Road, Barnes, London, SW13 9PW, - 21.06.2024
- 58 Ferry Road, Barnes, London, SW13 9PW, - 21.06.2024
- 54A Ferry Road, Barnes, London, SW13 9PW, - 21.06.2024
- 33 Ullswater Road, Barnes, London, SW13 9PL, - 21.06.2024

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

Development Management

Status: GTD Application: 86/1940

Date: 10/03/1987 Demolition of existing garage and erection of two storey side extension with single storey rear projection comprising replacement garage and kitchen extension with two bedrooms and bathroom over.

Development Management

Status: GTD Application: 06/3219/HOT

Date: 20/11/2006 Loft extension with rear dormer and side roof extension, garage to be made into habitable room, internal alterations.

Development Management

Status: GTD Application:17/4240/HOT  
Date:24/01/2018 Single storey ground floor rear extension; roof alterations/extensions including rear and side dormers.

Development Management

Status: WON Application:21/1503/HOT  
Date:16/05/2022 Single storey rear extension. Alterations to roof including construction of rear and side dormer roof extensions

Development Management

Status: PDE Application:24/1550/HOT  
Date: Removal of existing rear extension with proposed single storey rear extension.

Development Management

Status: PCO Application:24/1741/HOT  
Date: Proposed hip to gable loft conversion with rear dormer. Rooflights to front elevation

Development Management

Status: PCO Application:24/1745/PS192  
Date: Proposed hip to gable loft conversion with rear dormer

Building Control

Deposit Date: 07.11.2006 Structural alterations, new kitchen and bathrooms  
Reference: 06/2378/BN

Building Control

Deposit Date: 06.01.2007 Installed a Gas Boiler  
Reference: 07/98198/CORGI

Building Control

Deposit Date: 24.01.2022 Install a gas-fired boiler  
Reference: 22/FEN00432/GASAFE

Building Control

Deposit Date: 15.06.2023 Install replacement windows in a dwelling Install replacement door in a dwelling  
Reference: 23/FEN01282/FENSA

Building Control

Deposit Date: 27.06.2024 Single Storey Rear Extension  
Reference: 24/0778/IN

<b>Application Number</b>	<b>24/1550/HOT</b>
<b>Address</b>	<b>35 Ullswater Road Barnes London SW13 9PL</b>
<b>Proposal</b>	<b>Removal of existing rear extension with proposed single storey rear extension.</b>
<b>Contact Officer</b>	<b>Jeremy Maclsaac</b>
<b>Target Determination Date</b>	<b>14/08/2024</b>

## 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 subject site is a Two storey semi-detached with converted attic single family dwelling located to the south of Ullswater Road.

The application site is designated as:

Area Benefiting Flood Defence - Environment Agency.	Areas Benefiting from Defences
Area Susceptible To Groundwater Flood - Environment Agency	Superficial Deposits Flooding - >= 75% - SSA Pool ID: 1529
Article 4 Direction Basements	Article 4 Direction - Basements / Ref: ART4/BASEMENTS / Effective from: 18/04/2018
Community Infrastructure Levy Band	Higher
Floodzone 2	Tidal Models
Floodzone 3	Tidal Models
Helicopter Safeguarding - 150m High	All buildings exceeding 150m (492.1ft) AGL Developments exceeding 150m will need to be sent to the heliport for consultation. Those under 150m can proceed to planning decisions. <a href="https://www.gov.uk/government/publications/safeguarding-aerodromes-technical-sites-and-military-explosives-storage-areas/the-town-and-country-planning-safeguarded-aerodromes-technical-sites-and-military-explosives-storage-areas-direction-2002">https://www.gov.uk/government/publications/safeguarding-aerodromes-technical-sites-and-military-explosives-storage-areas/the-town-and-country-planning-safeguarded-aerodromes-technical-sites-and-military-explosives-storage-areas-direction-2002</a>
SFRA Zone 3a High Probability	Flood Zone 3
Take Away Management Zone	Take Away Management Zone
Village	Barnes Village
Village Character Area	Suffolk Road, West of Castelnau - Character Area 14 Barnes Village Planning Guidance Page 57 CHARAREA04/14/01
Ward	Barnes Ward

## 3. DESCRIPTION OF THE PROPOSAL AND ANY RELEVANT PLANNING HISTORY

The proposed development comprises removal of existing rear extension with proposed single storey

rear extension.

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

17/4240/HOT – granted

Single storey ground floor rear extension; roof alterations/extensions including rear and side dormers.

#### 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
- 12. Achieving well-designed places
- 14. Meeting the challenge of climate change, flooding and coastal change

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:

- 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	<del>Ne</del>
Impact on Amenity and Living Conditions	LP8	Yes	<del>Ne</del>
Impact on Flood Risk and Sustainable Drainage	LP21	Yes	<del>Ne</del>

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) 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 is addressed in more detail in the assessment below 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	<del>No</del>
Local character and design quality	28	Yes	<del>No</del>
Amenity and living conditions	46	Yes	<del>No</del>

### Supplementary Planning Documents

House Extension and External Alterations  
Barnes Village Plan

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)

## 6. EXPLANATION OF OFFICER RECOMMENDATION

The key issues for consideration are:

- i Design and impact on heritage assets
- ii Impact on neighbour amenity
- iii Flood Risk
- iv Fire Safety
- v Biodiversity

### 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 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.*

The proposal seeks to replace the existing small rear extension with a new, larger extension to the ground floor rear of the subject site.

The alterations to the rear would not be visible from the streetscene and would have no impact on the surrounding area. In terms of design, the depth of the extension will be 2.5m deep, 3.2m high and covers the majority of the width of the property. There is a side facing window proposed.

In terms of materials, the extension will be of stock brick to match the existing materials of the host dwelling. No objections are raised to the design of the extension.

As a result of the above, the proposal is in accordance with local policies LP1 of the Local Plan (2018) and the Publication Local Plan (Regulation 19) policy 28.

## **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.*

*The SPD on House Extensions and External Alterations notes that generally an extension of 3m in depth for a terrace property will be acceptable. Where the proposed extension seeks a larger depth, the eaves should be reduced to 2.2m at the shared boundary to mitigate detrimental impact on neighbours such as sense of enclosure or overbearing. However, the final test of acceptability is dependent on the specific circumstances of the site which may justify greater rear projection.*

The neighbour most affected by the development is no. 33 Ullswater.

No. 33 benefits from a small single storey extension, similar to the existing layout of no. 35 Ullswater Road. The proposed alterations will not result in loss of light, sense of enclosure or visual intrusion to this neighbour.

There is a proposed side facing window which is located on the side towards Ferry Road. There is considered enough separation distance between this window and the properties along Ferry Road to mitigate and harmful issues with regards to visual intrusion with those properties.

The site will remain in residential use and there are no issues with noise anticipated.

In view of the above, the proposal would safeguard neighbour living conditions in accordance with policy LP8 of the Local Plan and policy 46 of the Publication Local Plan Regulation 19 Version.

## **iii Flood Risk**

Policy LP21 of the Local Plan seeks to ensure development minimises and reduces flood risk from all sources and does not exacerbate flood risk elsewhere.

The site is within flood zone 3 and an area susceptible to groundwater flood.

The applicant has submitted a flood risk report which is considered satisfactory.

Therefore, no objection is raised to the proposal in this regard.

## **iv Fire Safety**

Policy D12 relates to fire safety. The policy requires all development to submit a fire safety statement to demonstrate compliance with Part A of Policy D12.

A fire safety statement has been submitted which meets and aims and objectives of Policy D12. A condition will be attached requiring the development to adhere to this statement on an ongoing basis.

This does not override the need to obtain building regulations approval, with specific regard to the fire safety aspects of the building regulations regime. In view of the above, the proposal complies with policy D12 of the London Plan.

## **iv Biodiversity**

Biodiversity net gain became mandatory for minor developments on applications made from 2<sup>nd</sup> April

2024. This application is exempt from mandatory biodiversity net gain on the grounds that is a householder application.

**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**

**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 in Uniform)  YES\*  NO  
(\*If yes, complete Development Condition Monitoring

This application has representations online (which are not on the file)  YES  NO

This application has representations on file  YES  NO

Case Officer (Initials): .....JMA.....

Dated: .....14/08/2024.....

**I agree the recommendation:**



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

Dated: ...14/08/2024.....

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: .....