

Application reference: 24/1546/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:

Westbourne, Marlborough Road, Hampton, TW12 3RX

Proposal:

Proposed single storey side, front and rear extensions. Raising of ridge to create a new storey at first floor level.

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

APPLICANT NAME

Mr. Robert Honeyball
Westbourne,
Marlborough Road
Hampton
Richmond Upon Thames
TW12 3RX

AGENT NAME

Mr Paul Doorly
94 Innes Gardens
Putney
London
SW15 3AD
United Kingdom

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

Consultations:

Internal/External:

Consultee

14D Urban D

Expiry Date

08.07.2024

Neighbours:

2 Buckingham Road, Hampton, TW12 3JA, - 24.06.2024
35 Gresham Road, Hampton, TW12 3RB, - 24.06.2024
39 Gresham Road, Hampton, TW12 3RB, - 24.06.2024
37 Gresham Road, Hampton, TW12 3RB, - 24.06.2024
2 Daffodil Place, Hampton, TW12 3RU, - 24.06.2024
1 Daffodil Place, Hampton, TW12 3RU, - 24.06.2024
Ravenswood, Marlborough Road, Hampton, TW12 3RX, - 24.06.2024
Halfpenny Wood, Old Farm Road, Hampton, TW12 3RJ, - 24.06.2024
Tanglewood, Marlborough Road, Hampton, TW12 3RX, - 24.06.2024
Ingoldsby, Marlborough Road, Hampton, TW12 3RX, - 24.06.2024
37 Gresham Road, Hampton, TW12 3RB, - 24.06.2024
35 Gresham Road, Hampton, TW12 3RB, - 24.06.2024
2 Buckingham Road, Hampton, TW12 3JA, - 24.06.2024
39 Gresham Road, Hampton, TW12 3RB, - 24.06.2024
1 Daffodil Place, Hampton, TW12 3RU, - 24.06.2024
2 Daffodil Place, Hampton, TW12 3RU, - 24.06.2024
Ravenswood, Marlborough Road, Hampton, TW12 3RX, - 24.06.2024
Halfpenny Wood, Old Farm Road, Hampton, TW12 3RJ, - 24.06.2024

Tanglewood, Marlborough Road, Hampton, TW12 3RX, - 24.06.2024

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

Development Management

Status: GTD Application: 87/1449
 Date: 12/10/1987 Construction of pitched roof over existing flat roof.

Development Management

Status: GTD Application: 76/0581
 Date: 27/07/1976 Erection of single storey rear extension.

Development Management

Status: REF Application: 23/1074/HOT
 Date: 15/12/2023 Proposed single storey side, front and rear extensions with new roof over providing habitable accommodation within loft space.

Development Management

Status: PCO Application: 24/1546/HOT
 Date: Proposed single storey side, front and rear extensions. Raising of ridge to create a new storey at first floor level.

Building Control

Deposit Date: 21.11.2007 Cavity wall insulation
 Reference: 07/0128/CWALL

Building Control

Deposit Date: 25.09.2008 Installed a Gas Boiler
 Reference: 08/COR02227/CORGI

Building Control

Deposit Date: 13.12.2020 Install a gas-fired boiler
 Reference: 20/FEN04117/GASAFE

Building Control

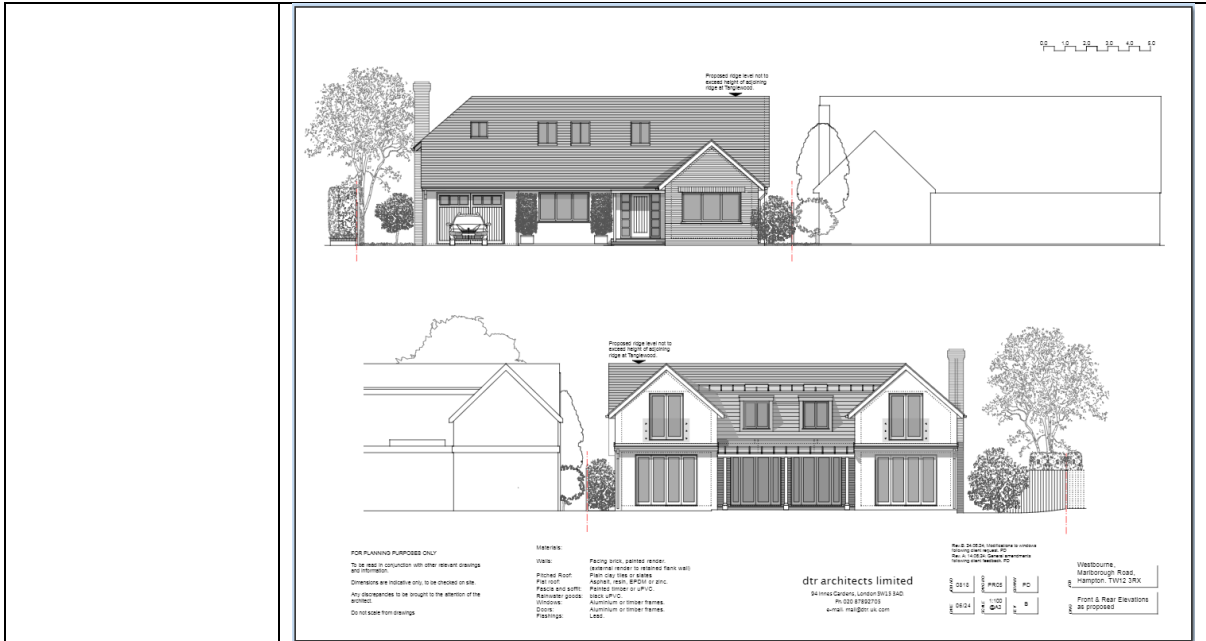
Deposit Date: 04.01.2021 Install one or more new circuits
 Reference: 21/NIC00026/NICEIC

Building Control

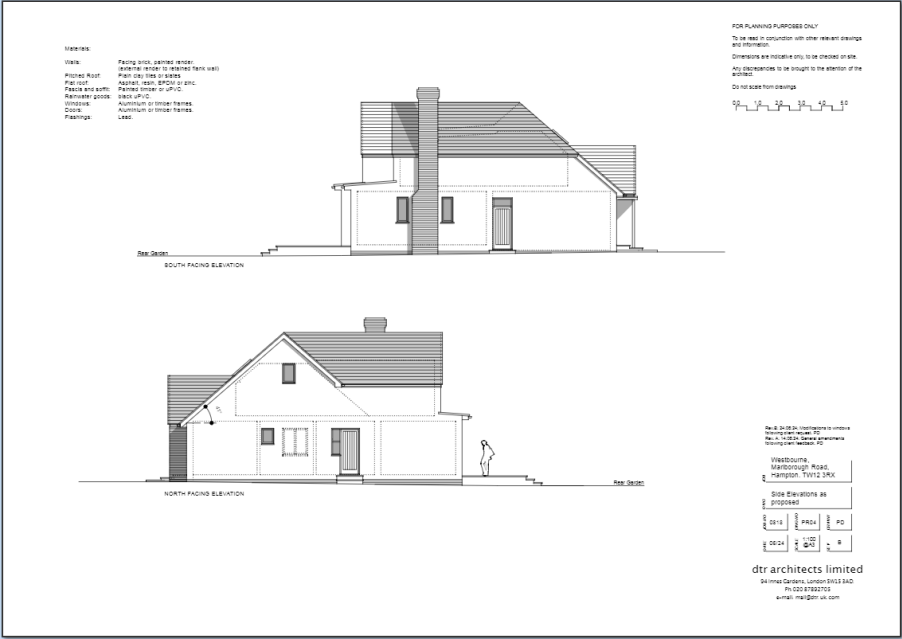
Deposit Date: 05.03.2021 Install replacement doors in a dwelling
 Reference: 21/FEN00273/FENSA

Proposal	<p>This application is a resubmission of the refused application reference: 23/1074/HOT (see below Planning History for further information) and proposes the following (agreed with the applicant): <i>proposed single storey side, front and rear extensions. Raising of ridge to create a new storey at first floor level.</i></p> <p>For completeness, the proposal would replace the existing garage and have roof extensions. Different options of materiality have been provided.</p>
Site description / key designations	<p>The application site is currently occupied by a bungalow located at the junction of Marlborough Road and Old Farm Road in Hampton Village, Hampton North Ward.</p> <p>Such application site is located in an Area Susceptible to Groundwater Flood.</p> <p>To the south of the application property is Tanglewood a locally listed building (BTM). Marlborough Road street scene presents a mix of materials and building types.</p>

	<p>To the north of the application property is an open space that is designated as Other Open Land of Townscape Importance (OOLTI).</p> <p>The application site is not located in a conservation area and no TPOs (protected trees) have been detected within its grounds or adjacent its grounds.</p>
<p>Planning History</p>	<p>87/1449 - Construction of pitched roof over existing flat roof - Granted 12/10/1987.</p> <p>76/0581 - Erection of single storey rear extension - Granted 27/07/1976.</p> <p>23/1074/HOT - Proposed single storey side, front and rear extensions with new roof over providing habitable accommodation within loft space - Refused 15/12/2023.</p> <p><u><i>Reason for Refusal - Design and BTM</i></u></p> <p><i>The proposal, by reason of its excessive mass, size, scale, bulk and form and inappropriate design and siting, would represent a dominant, visually obtrusive and incongruous form of development that would lack subservience and harmfully erode the character and appearance of the host property, the setting of the adjacent locally listed building/BTM 'Tanglewood' and the wider locality as a whole. The scheme is therefore contrary to the Local Plan (2018), namely Policies LP 1 and LP 4, the London Plan (2021), the NPPF (2023), and the SPD (2015) on House Extensions and External Alterations.</i></p> <div data-bbox="488 1144 1385 1765" style="border: 1px solid black; padding: 5px;"> </div> <p><u><i>Refused Scheme</i></u></p>



Proposed Elevations



Proposed Elevations

Policies

The proposal has been considered having regard to the policies within the London Plan and the Council’s Local Plan, in particular:

London Plan (2021):

- D12 Fire Safety

Local Plan (2018):

- LP 1 Local Character and Design Quality
- LP 4 Non-Designated Heritage Assets
- LP 8 Amenity and Living Conditions
- LP 14 Other Open Land of Townscape Importance
- LP 21 Flood Risk and Sustainable Drainage
- LP 45 Parking Standards and Servicing

	<p>Supplementary Planning Documents / Guidance:</p> <ul style="list-style-type: none"> • House Extensions and External Alterations SPD (2015) • Hampton Village Planning Guidance SPD (2014) • Transport SPD (2020)
Local Plan (Regulation 19 version)	<p><i>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.</i></p> <p><i>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/t will continue to be applied; in addition, no weight will be given to Policy 39 in relation to the 20% biodiversity net gain requirement at this stage; all other aspects and requirements of these policies will apply.</i></p> <p><i>In this regard, the following Policies are considered Material Planning Considerations in this instance:</i></p> <ul style="list-style-type: none"> • <i>Policy 28 Local character and design quality</i> • <i>Policy 30 Non-Designated Heritage Assets</i> • <i>Policy 46 Amenity and Living Conditions</i> • <i>Policy 36 Other Open Land of Townscape Importance (OOLTI)</i> • <i>Policy 8 Flood Risk and Sustainable Drainage</i> • <i>Policy 48 Vehicular Parking Standards, Cycle Parking, Servicing and Construction Logistics Management</i>
Consultee	Urban Design: No Objections (comments summarized in the main body of this report).
Material representations	None.
Amendments	None requested.
Professional comments	<p>The proposal has been assessed in relation to the following issues:</p> <ul style="list-style-type: none"> • Design and Visual Amenity/BTM • Neighbour Amenity • OOLTI • Flooding • Parking • Fire Safety

	<ul style="list-style-type: none"> • CIL <p>Design and Visual Amenity/BTM</p> <p>Paragraph 209 of the NPPF (2023) underlines <i>‘the effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset’.</i></p> <p>Policy LP 1 ‘Local Character and Design Quality’ requires that all development to be of high architectural quality demonstrating a thorough understanding of the site and how it relates to its existing context, including character and appearance, and take opportunities to improve the quality and character of buildings, spaces and the local character. Development must respect, contribute to and enhance the local environment and character.</p> <p>The Councils SPD (2015) relating to House Extensions and External Alterations encourages the retention of the original form of the host property and any alterations should enhance the quality of the building. The original appearance should always be the reference point when considering any changes.</p> <p>The SPD (2015) 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, so that the original form can still be appreciated. In such circumstances, the ridge of the extension should be set lower to that on the main house.</p> <p>The SPD (2015) mentions that:</p> <ul style="list-style-type: none"> • two storey side and rear extensions should not be greater than half the width of the original building, to ensure the extension does not over-dominate the building’s original scale and character; • where the extension is to be subordinate to the existing house it is usually desirable to set back the extension by at least 1 metre behind the front elevation; and • two storey side extensions should be sited 1 metre from the side boundary in order to avoid a terracing effect on the street. <p>The SPD (2015) states that raising the ridge of the building is normally unacceptable.</p> <p>The SPD (2015) stipulates that it is preferable that new window openings would echo the proportions and sizes of those of the main house.</p> <p>The SPD (2015) underlines that a significant area of the existing roof should be left beneath a new dormer and on either side of the dormer, thus setting the extension well in from either side of the roof.</p>
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The dormer should not project above the ridge line and should not be constructed to the front of a house. Hipped or gabled dormers are often preferable to those with flat roofs. Dormer windows should be smaller than that of the windows of the floor below.

The SPD (2015) also underlines that it is preferable that roof lights are flush with the existing roof (conservation type) and that they are carefully placed to line up with the windows on the floor below.

The adjacent BTM received approval for “*Single and two storey rear extensions. Extension of roof to side*” (application reference: **20/0690/HOT**).

SCALE BAR
0 1 2 3 4 5 6 7 8 9 10

GENERAL NOTES: Do not scale from this drawing. Dimensions must be checked on site. This drawing is copyright of Grainne O'Keeffe Architects. This drawing cannot be copied or used in any way without the express permission of Grainne O'Keeffe Architects. Neighbouring properties not surveyed unless stated.

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020 8941 1061 07976 389970
grainnearch@btopenworld.com
www.gokarchitects.co.uk

Job Name Tanglewood, Marlborough Road	Job No 2019-19	Revisions REV B 11/05/20 ROOF EXTENDED TO BOUNDARY	Rev No B
Drawing Name Front elevation Proposed	Day No 15	Scale 1:100	Last Edited 11/5/20 11-14-03

Approved Front Elevation: 20/0690/HOT

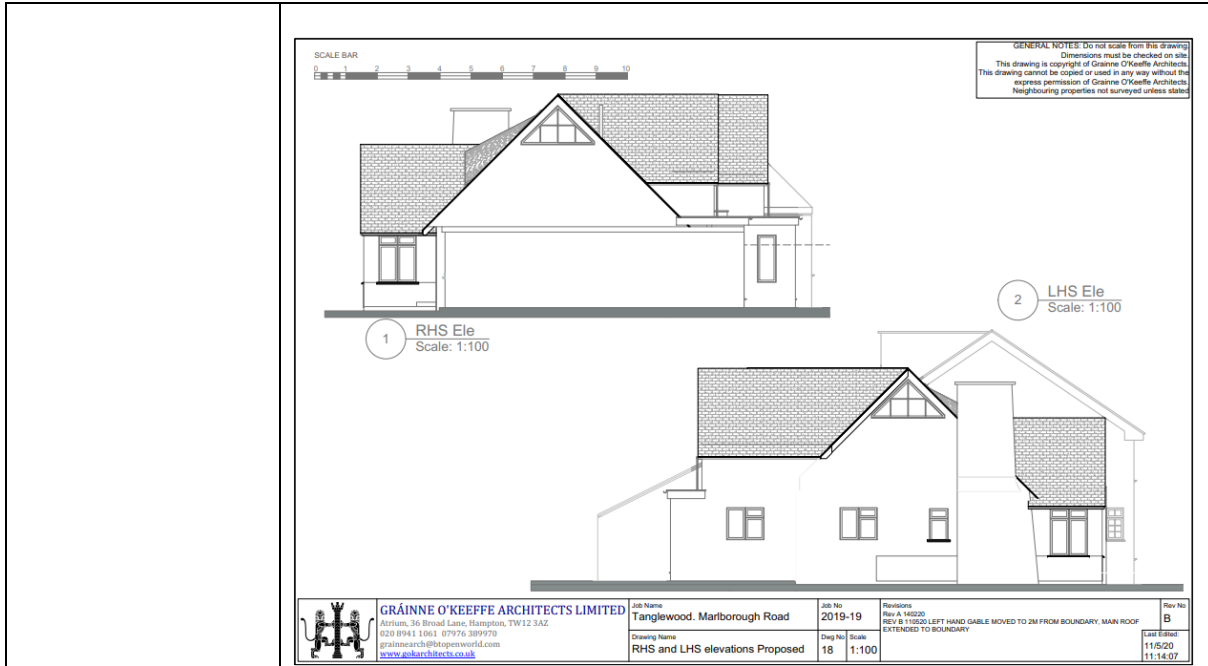
SCALE BAR
0 1 2 3 4 5 6 7 8 9 10

GENERAL NOTES: Do not scale from this drawing. Dimensions must be checked on site. This drawing is copyright of Grainne O'Keeffe Architects. This drawing cannot be copied or used in any way without the express permission of Grainne O'Keeffe Architects. Neighbouring properties not surveyed unless stated.

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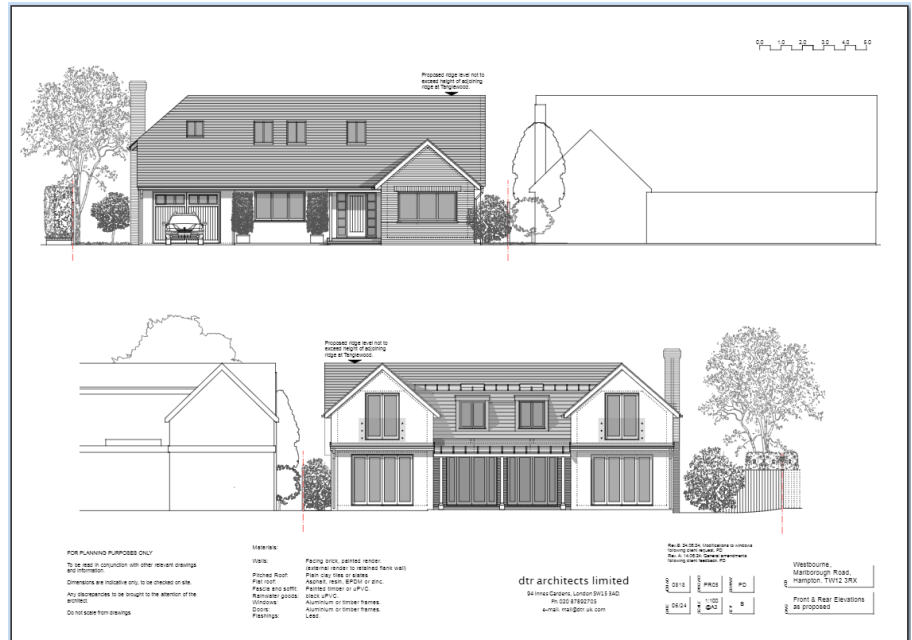
Job Name Tanglewood, Marlborough Road	Job No 2019-19	Revisions REV B 11/05/20 REV B 11/05/20 LEFT HAND GABLE MOVED TO 2M FROM BOUNDARY. MAIN ROOF EXTENDED TO BOUNDARY	Rev No B
Drawing Name Rear elevation Proposed	Day No 16	Scale 1:100	Last Edited 11/5/20 11-14-04

Approved Rear Elevation: 20/0690/HOT

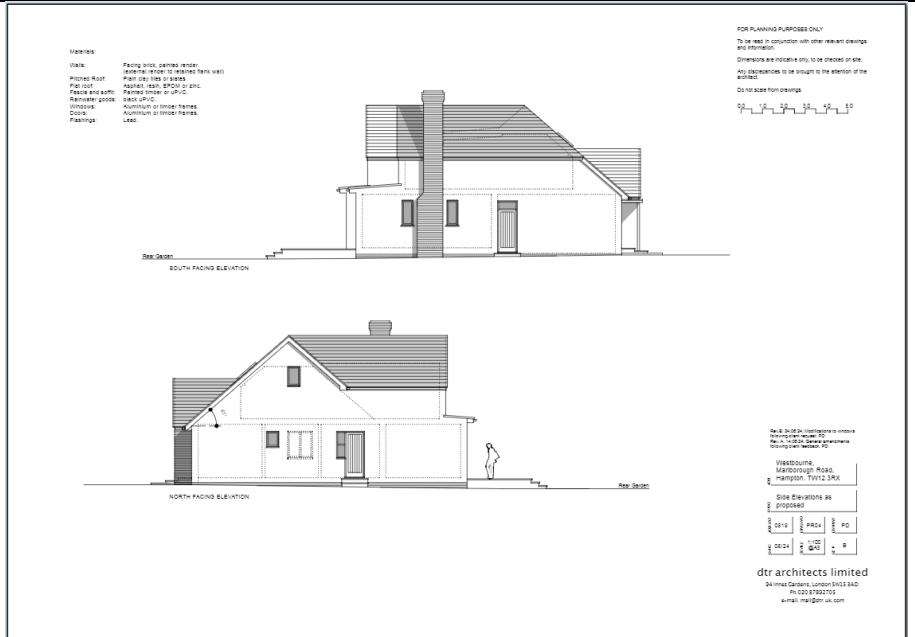


Approved Side Elevations: 20/0690/HOT

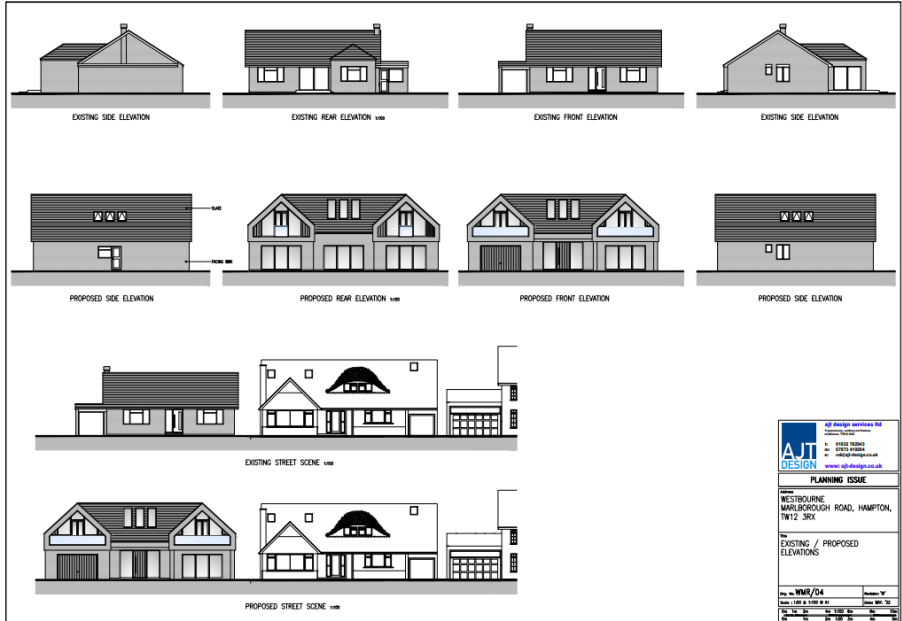
From the photographic evidence received, this development appears to be completed.



Proposed Elevations



Proposed Elevations



Refused Scheme

This application is a resubmission of the refused application reference: **23/1074/HOT**.

23/1074/HOT - Proposed single storey side, front and rear extensions with new roof over providing habitable accommodation within loft space - **Refused 15/12/2023**.

Reason for Refusal - Design and BTM

The proposal, by reason of its excessive mass, size, scale, bulk and form and inappropriate design and siting, would represent a dominant, visually obtrusive and incongruous form of development that would lack subservience and harmfully erode the character and

appearance of the host property, the setting of the adjacent locally listed building/BTM 'Tanglewood' and the wider locality as a whole. The scheme is therefore contrary to the Local Plan (2018), namely Policies LP 1 and LP 4, the London Plan (2021), the NPPF (2023), and the SPD (2015) on House Extensions and External Alterations.

In comparing the refused proposal with the current scheme, it is noted that such current scheme would respond better to the character and appearance of the adjoining BTM, as amended under the approval reference: **20/0690/HOT**, than the refused proposal.

This would partially overcome the above reason for refusal in relation to the impact of the proposal on the setting of the adjacent locally listed building/BTM 'Tanglewood'.

However, the current scheme is still considered excessive to the point that:

“its excessive mass, size, scale, bulk and form and inappropriate design and siting, would represent a dominant, visually obtrusive and incongruous form of development that would lack subservience and harmfully erode the character and appearance of the host property”.

Therefore, the remaining part of the aforementioned reason for refusal still applies, given:

the proposals, in failing to meet the SPD (2015)’s requirements in terms of mass, size and scale, would result in a domineering and overpowering development to the extent that the original form of the host property would not be appreciated. As such, the proposed extensions would fail to harmonise with the original character and appearance of such host property, when, as clearly stated by the SPD (2015), this should have been the reference points when considering the planned changes.

The alterations proposed to the host property would result in a new dwelling rather than extensions to the existing dwelling.

As such, the proposal is refused on the following grounds:

The proposal, by reason of its excessive mass, size, scale, bulk and form, would represent a dominant and incongruous form of development that would lack subservience harmfully eroding the character and appearance of the host property and the locality as a whole. The scheme is therefore contrary to the Local Plan (2018), namely Policy LP 1, the London Plan (2021), the NPPF (2023), and the SPD (2015) on House Extensions and External Alterations and Policy 28 of the Emerging Local Plan.

Neighbour Amenity

Policy LP 8 ‘Amenity and Living Conditions’ requires all development to “*protect the amenity and living conditions for the occupants of new, existing, adjoining and neighbouring properties*”. The policy also seeks to “*ensure that proposals are not visually intrusive or have an*

<p><i>overbearing impact as a result of their height, massing or siting, including through creating a sense of enclosure”.</i></p> <p>The House Extensions and External Alterations SPD (2015) advises that extensions that create <i>“an unacceptable sense of enclosure or appear overbearing when seen from neighbouring gardens or rooms will not be permitted”.</i></p> <p>The property that may be mostly affected by the proposals would be the adjacent Tanglewood, the BTM, noting there are relatively considerable gaps in between the application property and the surroundings properties.</p> <p>The proposal would not project beyond the front and rear facades of Tanglewood. It would maintain a similar ridge height. By virtue of the separation distance and roof forms facing this neighbour, it is not considered that the works would result in a detrimental loss of light to habitable rooms, noting that the windows on the flank elevation are largely secondary windows and nor would the resultant dwelling appear visually intrusive.</p> <p>In terms of overlooking issues, the scheme proposes an upper floor side window facing Tanglewood and serving a bathroom space. A condition requesting this window to be <i>at no time be openable or glazed, otherwise than in obscured glass, below a minimum height of 1.7 metres (5'7") above the relevant floor level</i> is considered reasonable and necessary to not exacerbate the mutual overlooking issues from upper levels that exists in the locality, that would have been applied had the proposal been found otherwise acceptable. The separation distance between the host dwelling and Halfpenny Wood would also mitigate privacy issues.</p> <p>Subject to the above, the proposed scheme would not adversely impact the neighbouring properties in terms of loss of light, overbearing and overlooking, and hence such proposed scheme is considered to meet the aims and objectives of Policy LP 8 of the Local Plan (2018) and the House Extensions and External Alterations SPD (2015).</p> <p>OOLTI</p> <p>Policy LP 14 ‘Other Open Land of Townscape Importance’ states that <i>“when considering developments on sites outside designated other open land, any possible visual impacts on the character and openness of the designated other open land will be taken into account”.</i></p> <p>The proposals would not change the current residential backdrop of the OOLTI as well as these proposals in being recessed and outside such OOLTI would not have a significant impact on its openness.</p> <p>Flooding</p> <p>Policy LP 21 ‘Flood Risk and Sustainable Drainage’ states that all developments should avoid, or minimise, contributing to all sources</p>
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	<p>of flooding, including fluvial, tidal, surface water, groundwater and flooding from sewers, taking account of climate change and without increasing flood risk elsewhere.</p> <p>The scheme appears to be set no lower than the existing floor level and consequently such scheme would not increase flood risk. This is in line with Policy LP 21 of the Local Plan (2018).</p> <p>Parking</p> <p>Policy LP 45 regards Parking Standards and Servicing. The policy seeks to make provision for the accommodation of vehicles in order to provide for the needs of the development while minimising the impact of car based travel including on the operation of the road network and local environment, and ensuring making the best use of land.</p> <p>The scheme involves the replacement of the existing garage. Such existing garage and proposed garage would fail to meet the minimum space standards of 3 by 6m within the Transport SPD to accommodate a modern vehicle. Given the ample provision of parking to the front and the fact that the application property is not in a Controlled Parking Zone (CPZ), no objection is raised in this regard.</p> <p>Fire Safety</p> <p>The submitted Fire Safety Strategy received is considered sufficient to satisfy Policy D12 of the London Plan (2021).</p> <p>CIL</p> <p>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.</p> <p>On initial assessment this development is considered liable for the Mayoral and Richmond CIL.</p>
<p>Recommendation</p>	<p>It is recommended that the application reference 24/1546/HOT be refused for the above reasons.</p>

Recommendation:

The determination of this application falls within the scope of Officer delegated powers - **YES**

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): GAP Dated: 14/08/2024

I agree the recommendation: CTA

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:

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
