



PLANNING REPORT

Printed for officer by
Jasmine Loftus on 21 August 2024

ENVIRONMENT DIRECTORATE

Application reference: 24/1731/HOT
HAM, PETERSHAM, RICHMOND RIVERSIDE WARD

Date application received	Date made valid	Target report date	8 Week date
09.07.2024	16.07.2024	10.09.2024	10.09.2024

Site:
24 Stretton Road, Ham, Richmond, TW10 7QQ

Proposal:
Side extension on the side facade.

APPLICANT NAME
Mr. Dogukan Yel
151 West Green Road
London
N15 5EA
Birlesik Krallik

AGENT NAME
Designer Emine Bekci
151 West Green Road
West Green Road
North London
n15 5ea
United Kingdom

DC Site Notice: Not required.

Neighbours:

- 17 Stretton Road, Ham, Richmond, TW10 7QH, - 17.07.2024
- 15 Stretton Road, Ham, Richmond, TW10 7QH, - 17.07.2024
- 19 Stretton Road, Ham, Richmond, TW10 7QH, - 17.07.2024
- 7 Pointers Cottages, Wiggins Lane, Ham, Richmond, TW10 7HQ, - 17.07.2024
- 34 Murray Road, Ham, Richmond, TW10 7QG, - 17.07.2024
- 32 Murray Road, Ham, Richmond, TW10 7QG, - 17.07.2024
- 26 Stretton Road, Ham, Richmond, TW10 7QQ, - 17.07.2024
- 22 Stretton Road, Ham, Richmond, TW10 7QQ, - 17.07.2024

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

<u>Development Management</u> Status: REF Date:04/06/2015	Application:15/1412/HOT Single storey rear extension and alteration to front window.
<u>Development Management</u> Status: GTD Date:04/06/2015	Application:15/1413/PS192 Hip to gable roof alteration, rear dormer roof extension and 3 no. rooflights to front slope and alteration to front ground floor window.
<u>Development Management</u> Status: REF Date:13/08/2020	Application:20/1143/HOT Removal of canopy and formation of flat roofed entrance lobby/porch.
<u>Development Management</u> Status: PCO	Application:24/1731/HOT

Date: Side extension on the side facade.

Development Management
 Status: PCO Application:24/1795/HOT
 Date: Porch construction on the front facade

Building Control
 Deposit Date: 03.07.2015 Loft conversion, single storey rear extension, removal of internal ground floor walls to reform kitchen/family room and relocations of first floor bathroom

Reference: 15/1593/BN

Building Control
 Deposit Date: 18.12.2015 Install a gas-fired boiler
 Reference: 15/FEN03846/GASAFE

Building Control
 Deposit Date: 04.12.2015 Install one or more new circuits Install a replacement consumer unit Partial rewire
 Reference: 15/NIC02998/NICEIC

Building Control
 Deposit Date: 25.06.2018 Install a photovoltaic system Install one or more new circuits
 Reference: 18/NAP00206/NAPIT

Building Control
 Deposit Date: 27.03.2019 Install one or more new circuits
 Reference: 19/NIC01307/NICEIC

Building Control
 Deposit Date: 22.07.2020 Schiedel: ICID Plus with Descriptor Install a flue liner Specht Xeoos with Descriptor Install a solid fuel dry fuel room heater stove or cooker
 Reference: 20/HET00115/HETAS

Building Control
 Deposit Date: 03.01.2022 Poujoulat (UK) Ltd: Poujoulat 2012 with Descriptor Install a non-masonry flue/chimney system
 Reference: 22/HET00005/HETAS

Building Control
 Deposit Date: 03.01.2022 Opus: Tempo 70SE with Descriptor Install a solid fuel dry fuel room heater stove or cooker
 Reference: 24/HET00118/HETAS

Building Control
 Deposit Date: 03.01.2022 Opus: Tempo 70SE with Descriptor Install a solid fuel dry fuel room heater stove or cooker
 Reference: 24/HET00120/HETAS

Application Number	24/1731/HOT
Address	24 Stretton Road Ham Richmond TW10 7QQ
Proposal	Side extension on the side facade.
Contact Officer	Jasmine Loftus
Target Determination Date	10.09.2024

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 subject property is a two-storey end-of-terrace dwelling in Ham, benefitting from a ground floor extension and loft extension. The surrounding area is residential, characterised by post-war housing. The site is not located within a conservation area, nor is the building listed or locally listed.

The application site is situated within Ham and Petersham Village and is designated as:

- Area Proposed for Tree Planting
- Area Susceptible to Groundwater Flood
- Ham, Petersham and Richmond Riverside Ward

3. DESCRIPTION OF THE PROPOSAL AND ANY RELEVANT PLANNING HISTORY

The proposed development comprises the erection of a single storey side extension, which would enlarge the existing ground floor extension.

The structure has a gentle roof slope with 6no. grey UPVC rooflights; walls to be blockwork finished in white self colored render. Glazed doors to the rear.

The structure would increase the width of the property by 2.4m. The height would be 2.4m at the eaves rising to 2.75m. Total depth would be 10.1m, with a projection of 3.5m from the rear wall.

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

24/1795/HOT	Porch construction on the front facade	Pending consideration
20/1143/HOT	Removal of canopy and formation of flat roofed entrance lobby/porch.	Refused on 18/06/2020
15/1412/HOT	Single storey rear extension and alteration to front window.	Refused on 10/04/2015
15/1413/PS192	Hip to gable roof alteration, rear dormer roof extension and 3 no. rooflights to front slope and alteration to front ground floor window.	Granted on 10/04/2015

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

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
Impact on Amenity and Living Conditions	LP8	Yes
Impact on Flood Risk and Sustainable Drainage	LP21	Yes

These policies can be found at

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
Local character and design quality	28	Yes
Amenity and living conditions	46	Yes

Ham and Petersham Neighbourhood Plan (2019)

The main policies applying to the site are as follows:

Issue	Plan Policy	Compliance
Protecting Green Character	C1	Yes
Character and Context Appraisal	C2	Yes

These policies can be found at

https://www.richmond.gov.uk/media/16749/hpn_plan_2018_to_2033_january_2019.pdf

Supplementary Planning Documents

House Extensions and External Alterations

These policies can be found at:

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:

- Design and impact on heritage assets
- Impact on neighbour amenity
- Biodiversity
- Flood Risk
- Fire Safety

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 dimensions of the extension are not excessively large; it would not project beyond the front elevation, and is set back by a distance of approx. 0.95m, with a single storey. But as a side extension that is visible from the principle elevation, its visual impression is greater. It is important that such a structure is carefully designed to avoid appearing as an ad hoc addition that spoils the appearance and proportions of the host dwelling.

The use of white render does not match the main house, which is finished in brick. The contrasting colour, texture and overall appearance of the render would be in conflict with the brick on the main house. It is not in keeping with the post war style of the area. The Ham and Petersham Neighbourhood Plan states that 'extensive refurbishment and modernisation' is changing the appearance of Stretton Road. The property is not in a conservation area however, the colour discrepancy would appear incongruous to the style of property, harming the street scene. The use of white render does not preserve nor enhance the character of the area

The use of inharmonious colour and materials would stand out unduly. Particularly given the visibility from public view, and the incorporation of a roof with a shallow gradient. The extension would relate poorly to the main dwelling.

Furthermore, the House Extensions and External Alterations SPD advises against side infill extensions that are not set back from the boundary stating: 'Development, which would result in the significant reduction of an existing important space or gap between neighbouring houses, is not normally acceptable'. The proposed extension changes the form of the main dwelling as an end of terrace property by building up to its neighbour. A single instance of a side extension can appear inconsequential, however, repeated instances can lead to a terracing effect between separate rows of houses.

In view of the above, the proposal fails to comply with the aims and objectives of policy LP1 of the Local Plan and policy 28 of the Publication Local Plan.

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. This is supported by policy 46 of the Draft Plan.

The House Extensions and External Alterations SPD 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 extension would project 3.5m from the rear wall of the property. The extension would be sited to the north of the property, on the border shared with no. 26 Stretton Road. As the property is an end of terrace, there is clearance between both properties. This would sufficiently mitigate any sense of enclosure, overbearing or overshadowing from the additional 0.5m depth.

The height is not excessive, and reduces from 2.7m, to 2.4m at the eaves.

The rooflights are positioned on the roof and face upwards. No. 26 Stretton Road does not have any side windows and would not experience any loss of privacy. The rear glazed doors predominantly overlook the occupant's own garden and are situated at ground floor level; no loss of privacy is expected.

Given the nature of the site, the extension would not unreasonably affect the amenity of neighbours and is in compliance with the above policies.

Biodiversity

Biodiversity net gain became mandatory for minor developments on applications made from 2nd April 2024. This application is exempt from mandatory biodiversity net gain on the grounds that is a householder application.

Fire Safety

Policy D12 of the Local Plan states that all new development must achieve the highest standards for fire safety.

The applicant has provided Fire Safety Strategy Floor Plans to comply with this requirement. Fire exists would remain unobstructed by the enlargement. No flammable materials are proposed. Smoke detectors and fire doors are in place. There is not expected to be any additional risk of fire from the proposed development.

The applicant is advised that 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.

7. RECOMMENDATION

This recommendation is made following careful consideration of all the issues raised through the application process.

Refuse planning permission for the following reasons

The proposed development, as a result of its siting, built form and materials, would present as an incongruous addition to the main dwelling that fails to integrate effectively. The use of non-matching materials on the extension, which is visible from the street, would change the appearance of the area and contribute to the incremental erosion of the character of the post war estate. The design is unsatisfactory and does not preserve nor enhance the appearance of the property nor the surrounding area.

Recommendation:

The determination of this application falls within the scope of Officer delegated powers.

I therefore recommend the following:

- 1. REFUSAL
- 2. PERMISSION
- 3. FORWARD TO COMMITTEE

This application is CIL liable YES NO

This application requires a Legal Agreement YES NO

This application has representations on file YES NO

Case Officer (Initials): **JLO** Dated: 21/08/2024

I agree the recommendation:


 Team Leader/Head of Development Management/Principal Planner

Dated: ...22/08/2024.....