



**Application reference: 24/1625/FUL
 MORTLAKE AND BARNES COMMON WARD**

Date application received	Date made valid	Target report date	8 Week date
27.06.2024	02.07.2024	27.08.2024	27.08.2024

Site:

37 Ashleigh Road, Mortlake, London, SW14 8PY

Proposal:

Roof extension over main portion of roof and partially over outrigger. 3no. rooflights to front roof slope.

APPLICANT NAME

Mr Colin Campbell
 37 Ashleigh Road
 Mortlake
 London
 Richmond Upon Thames
 SW14 8PY

AGENT NAME

Mr Cameron Weights
 The Studio
 28 Beaford Grove
 London
 SW20 9LB

Neighbours:

- 44 Ashleigh Road, Mortlake, London, SW14 8PX, - 03.07.2024
- 42 Ashleigh Road, Mortlake, London, SW14 8PX, - 03.07.2024
- 40 Ashleigh Road, Mortlake, London, SW14 8PX, - 03.07.2024
- 38 Ashleigh Road, Mortlake, London, SW14 8PX, - 03.07.2024
- 36 Ashleigh Road, Mortlake, London, SW14 8PX, - 03.07.2024
- 34 Ashleigh Road, Mortlake, London, SW14 8PX, - 03.07.2024
- 42 Cowley Road, Mortlake, London, SW14 8QB, - 03.07.2024
- 40 Cowley Road, Mortlake, London, SW14 8QB, - 03.07.2024
- 44 Cowley Road, Mortlake, London, SW14 8QB, - 03.07.2024
- 38 Cowley Road, Mortlake, London, SW14 8QB, - 03.07.2024
- 36 Cowley Road, Mortlake, London, SW14 8QB, - 03.07.2024
- 34 Cowley Road, Mortlake, London, SW14 8QB, - 03.07.2024
- 43 Ashleigh Road, Mortlake, London, SW14 8PY, - 03.07.2024
- 41 Ashleigh Road, Mortlake, London, SW14 8PY, - 03.07.2024
- 39 Ashleigh Road, Mortlake, London, SW14 8PY, - 03.07.2024
- 35 Ashleigh Road, Mortlake, London, SW14 8PY, - 03.07.2024
- 33 Ashleigh Road, Mortlake, London, SW14 8PY, - 03.07.2024

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

Development Management

Status: PCO Application: 24/1625/FUL

Date: Loft extension to existing first floor flat, to extend over main portion of roof and partially over outrigger, to include 3 x rooflights to be inserted front roof slope

Building Control

Deposit Date: 20.02.2010 Flat New installation (New Build) Rewire of all circuits

Reference: 10/NIC00579/NICEIC

Building Control

Deposit Date: 31.01.2023 Install a gas-fired boiler

Reference: 23/FEN00822/GASAFE

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Address	37 Ashleigh Road Mortlake London SW14 8PY
Proposal	Loft extension to existing first floor flat, to extend over main portion of roof and partially over outrigger, to include 3 x rooflights to be inserted front roof slope
Contact Officer	Jeremy Maclsaac

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 is taking into account 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 dwellinghouse located on the East side of Ashleigh Road. The site is adjacent to Cowley Road Conservation Area.

The application site is designated as:

Archaeological Priority	Site: Richmond APA 2.3: Mortlake - Archaeological Priority Area - Tier II
Area Benefiting Flood Defence - Environment Agency.	Areas Benefiting from Defences
Area Susceptible To Groundwater Flood - Environment Agency	Superficial Deposits Flooding - >= 75% - SSA Pool ID: 1383
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
SFRA Zone 3a High Probability	Flood Zone 3
Surface Water Flooding (Area Less Susceptible to) - Environment Agency	
Take Away Management Zone	Take Away Management Zone
Village	Mortlake Village
Village Character Area	West of White Hart Lane - Character Area 2 Mortlake Village Planning Guidance Page 19 CHARAREA03/02/01
Ward	Mortlake and Barnes Common Ward

3. DESCRIPTION OF THE PROPOSAL AND ANY RELEVANT PLANNING HISTORY

Loft extension to existing first floor flat, to extend over main portion of roof and partially over outrigger, to include 3 x rooflights to be inserted front roof slope

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

There is no relevant planning history associated with the site.

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	No
Impact on Amenity and Living Conditions	LP8	Yes	No

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	
		Yes	No
Local character and design quality	28	Yes	No
Amenity and living conditions	46	Yes	No

Supplementary Planning Documents

Design Quality
 House Extension and External Alterations
 Village Plan – Mortlake Village

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:

- i Design and impact on visual amenity
- ii Impact on neighbour amenity
- iii Fire Safety
- iv Biodiversity

Issue i - Design and impact

Policy LP1 states that new development must be of a high architectural and urban design quality based on sustainable design principles. Development must be inclusive, respect local character including the nature of a particular road, and connect with, and contribute positively, to its surroundings based on a thorough understanding of the site and its context.

The Councils SPD for House Extensions and External Alterations states roof extensions should be kept in scale with the existing structure and raising the ridge of the building is normally unacceptable.

It states that roof extensions should not dominate the original roof. Normally 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.

In the immediate surroundings, there are instances of L-shaped dormers on the eastern side of Ashleigh Road such as no. 97, there are instances of rear dormers at nos. 21 and 43. In the wider context, behind the properties on Ashleigh road are the terraced block on the west side of Cowley road which is part of a conservation area, these have been heavily modified to the rear. Nos 20, 32, 38, 56 and 96 all have L-shaped dormers. As such, there is no in principle objection to a dormer extending above the outrigger. The SPD notes dormer windows should be smaller than that of windows of the floor below. The proposal includes a Juliette balcony which, by its nature is of full height and disrupts the hierarchy of the fenestration pattern.

In this proposal however, from the roof plan and elevations, it does not appear that the dormer is set up/back from the eaves as required by the SPD for House Extensions and External Alterations, and indeed by permitted development rights. Without a discernible set back from the main eaves, the dormer appears as a third floor rather than an extension to the roof. Owing to this, the dormer is considered to be an over dominant and bulky addition which would dominate the roof of the host

dwelling to the detriment of the character and appearance of the site itself and the wider terraced row. The proposal would therefore fail to comply with the aims and objectives of policy LP1 of the Local Plan and policy 28 of the Publication Local Plan.

Issue 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 proposal alterations will not result in loss of light, sense of enclosure or visual intrusion to neighbouring properties.

The proposed works will not have a negative impact on no. 39 due to the high boundary between the two properties.

The proposed works are set back from the boundary with no. 35. There are no side facing windows are a result of the proposed works. 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.

Issue iii – Fire Safety

Policy D12 of the London Plan 2021 relates to fire safety. A fire safety statement has been provided which meets the aims and objectives of Policy D12. A condition would be imposed to ensure the development would adhere to the submitted fire safety statement. This does not override the need to comply with the fire safety aspects of the building regulations. In view of the above, the proposal would comply with Policy D12 of the London Plan 2021.

Issue iv – 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:

- The application was made before 2nd April 2024
- The development impacts habitat of an area below a 'de minimis' threshold of 25m² or 5m of linear habitat such as hedgerows, and does not impact an onsite priority habitat
- The development is for a small scale self-build or custom house building

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 with 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):JMA.....

Dated:27.08.2024.....

I agree the recommendation:



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

Dated: ...27/08/2024.....

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: