



**Application reference: 24/1675/HOT**  
**HAMPTON WARD**

Date application received	Date made valid	Target report date	8 Week date
03.07.2024	09.07.2024	03.09.2024	03.09.2024

**Site:**  
 22 Percy Road, Hampton, TW12 2HW,  
**Proposal:**  
 Single-storey rear and side extension.

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

**APPLICANT NAME**  
 Mr Joe Hanrahan  
 22 Percy Road  
 Hampton  
 Richmond Upon Thames  
 TW12 2HW

**AGENT NAME**  
 Mr Youn-ou Kim  
 First Floor, Cobden House,  
 231 Roehampton Lane  
 Roehampton  
 London  
 SW15 4LB  
 United Kingdom

**DC Site Notice:** printed on 09.07.2024 and posted on 19.07.2024 and due to expire on 09.08.2024

**Consultations:**  
**Internal/External:**  
**Consultee**  
 14D Urban D

**Expiry Date**  
 23.07.2024

**Neighbours:**

- 19 Percy Road, Hampton, TW12 2HW, - 09.07.2024
- 17 Percy Road, Hampton, TW12 2HW, - 09.07.2024
- 43 Oldfield Road, Hampton, TW12 2AJ, - 09.07.2024
- 41 Oldfield Road, Hampton, TW12 2AJ, - 09.07.2024
- 11 Beards Hill Close, Hampton, TW12 2AH, - 09.07.2024
- 10 Beards Hill Close, Hampton, TW12 2AH, - 09.07.2024
- 20 Percy Road, Hampton, TW12 2HW, - 09.07.2024
- 24 Percy Road, Hampton, TW12 2HW, - 09.07.2024

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

Development Management  
 Status: PCO                      Application: 24/1675/HOT  
 Date:                                      Single-storey rear and side extension.

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Building Control

Deposit Date: 18.10.2012      3 Windows

Reference: 12/FEN02138/FENSA

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Building Control

Deposit Date: 01.08.2013      2 Windows

Reference: 13/FEN03180/FENSA

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Building Control

Deposit Date: 21.05.2020      Install a gas-fired boiler

Reference: 24/FEN00460/GASAFE

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<b>Application Number</b>	<b>24/1675/HOT</b>
<b>Address</b>	<b>22 Percy Road Hampton TW12 2HW</b>
<b>Proposal</b>	<b>Single-storey rear and side extension.</b>
<b>Contact Officer</b>	<b>Matt Bayly</b>
<b>Target Determination Date</b>	<b>03/09/2024</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 host site located on the eastern side of Percy Road currently holds a two-storey standalone dwelling. The building is finished with brick and has a tile roof. The site is in a predominantly residential area, characterised by two-storey terraced rows and semidetached dwellings.

The application site is situated within Hampton Village and is designated as:

- Area Susceptible To Groundwater Flood - Environment Agency (Superficial Deposits Flooding - >= 50%)
- Article 4 Direction Basements (Article 4 Direction - Basements / Ref: ART4/BASEMENTS / Effective from: 18/04/2018)
- Community Infrastructure Levy Band (Low)
- Conservation Area (CA12 Hampton Village)
- Take Away Management Zone (Take Away Management Zone)
- Village (Hampton Village)
- Village Character Area (Hampton Village - Area 4 & Conservation Area 12 Hampton Village Planning Guidance Page 23 CHARAREA09/04/01)
- 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 proposed development comprises a single storey rear extension measuring 3m in depth and a infill side extension on the northern side elevation.

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.

### Internal Consultation

The application was reviewed by Council's conservation officer who concluded that their assessment

was not necessary as the property is not located in a conservation area. A small portion of the rear of the application site overlaps Conservation Area - CA12 Hampton Village, therefore, for completeness, assessment against LP3, PLP29 and the NPPF are included below.

**5. MAIN POLICIES RELEVANT TO THE DECISION**

**NPPF (2023)**

The key chapters applying to the site are:

4. Decision-making

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  
 D6 Housing quality and standards  
 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	Ne
Designated Heritage Asset	LP3	Yes	Ne
Impact on Amenity and Living Conditions	LP8	Yes	Ne
Impact on Flood Risk and Sustainable Drainage	LP21	Yes	Ne
Infill, Backland and Backgarden Development	LP39	Yes	Ne

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 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.

Issue	Publication Local Plan Policy	Compliance	
		Yes	No
Flood risk and sustainable drainage	8	Yes	No
Designated heritage assets	29	Yes	No
Local character and design quality	28	Yes	No
Amenity and living conditions	46	Yes	No

These policies can be found at

[https://www.richmond.gov.uk/media/16749/hpn\\_plan\\_2018\\_to\\_2033\\_january\\_2019.pdf](https://www.richmond.gov.uk/media/16749/hpn_plan_2018_to_2033_january_2019.pdf)

### Supplementary Planning Documents

House Extension and External Alterations  
Conservation Area - CA12 Hampton Village

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)

### Biodiversity Net Gain

The planning authority, for the purposes of determining whether to approve a Biodiversity Gain Plan, if one is required in respect of this permission would be the London Borough of Richmond upon Thames.

There are statutory exemptions and transitional arrangements which mean that the biodiversity gain condition does not always apply. Based on the information available this permission is considered to be one which will not require the approval of a biodiversity gain plan before development is begun because the proposal is development which is subject of a householder application within the meaning of article 2(1) of the Town and Country Planning (Development Management Procedure) (England) Order 2015. A 'householder application' means an application for planning permission for development for an existing dwellinghouse, or development within the curtilage of such a dwellinghouse for any purpose incidental to the enjoyment of the dwellinghouse which is not an application for change of use or an application to change the number of dwellings in a building.

### Determining applications in a Conservation Area

In considering whether to grant planning permission with respect to any buildings or other land in a conservation area, Section 72 of the Planning (Listed buildings and Conservation Areas) Act 1990 requires that special attention shall be paid to the desirability of preserving or enhancing the character or appearance of the Conservation Area. In this context, "preserving", means doing no harm.

To give effect to that duty, decisions of the court have confirmed that for development proposed to be carried out in a conservation area, a decision-maker should accord "considerable importance and weight" to the desirability of preserving or enhancing the character or appearance of the conservation area, when weighing this factor in the balance with other material considerations which have not been given this special statutory status. This creates a strong presumption against granting planning permission where harm to the character or appearance of a conservation area is identified. The presumption can be rebutted by material considerations powerful enough to do so.

In applications where the decision-maker is satisfied that there will be no harm to the character or appearance of a conservation area, the statutory presumption against granting planning permission

described above falls away. In such cases the development should be permitted or refused in accordance with the policies of the development plan and other material considerations.

## **6. EXPLANATION OF OFFICER RECOMMENDATION**

The key issues for consideration are:

- i Design and impact on heritage and local character
- ii Impact on neighbour amenity
- iii Fire safety
- iv Flooding

### **i Design and impact on heritage and local character**

*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.*

Local Plan Policy LP3 states: *The Council will require development to conserve and, where possible, take opportunities to make a positive contribution to, the historic environment of the borough. Development proposals likely to adversely affect the significance of heritage assets will be assessed against the requirement to seek to avoid harm and the justification for the proposal.*

Paragraph 199 of the NPPF states *'When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.*

The House Extensions and Alterations SPD sets out general guiding design principles for householder extensions. These are summarised below:

- Reflect existing character/detail.
- Ensure continuity of the whole – the essence of visual success is to look at the street as a whole.
- A well-designed extension, which sympathetically complements the existing house and is in character with the neighbourhood.

The rear and side extension will be compatible with the existing dwellinghouse and others in the surrounds in terms of size, materiality and appearance. The extensions will be subservient in comparison to the size of the existing house and will not result in an overall bulk and mass that is at odds with the surrounding built character.

External facing materials are proposed to match existing which is supported.

It is noted that the rear garden will still have an acceptable level of onsite amenity.

Overall, the proposal and is consistent with policy LP1 and LP3 of the Local Plan, LP28 and LP29 of the Publication Local Plan and the SPD.

### **ii Impact on neighbour amenity**

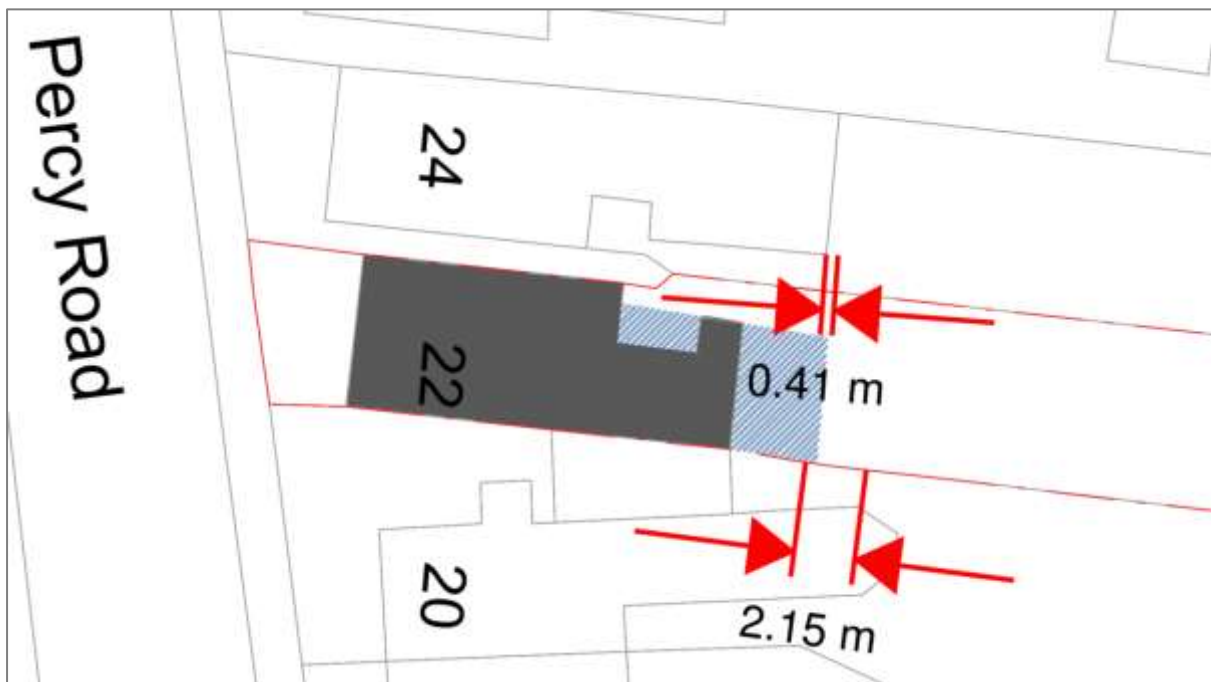
*Policy LP8 states that development must protect the amenity and living conditions of existing, adjoining and neighbouring occupants. Design must allow for good daylight standards, avoid overlooking or noise disturbance, avoid visual intrusion, overbearing impacts or harm to the reasonable enjoyment of the uses of buildings and gardens. Harm may arise from various impacts such as noise, air pollution, odours or vibration.*

*Policy LP46 of the Publication Local Plan requires proposals to:*

1. Ensure the design and layout of buildings does not have an unacceptable impact on levels of daylight and sunlight on the host building or neighbouring properties, including gardens and outdoor spaces; where existing daylight and sunlight conditions are already substandard, they should be improved where possible;
2. Ensure that adequate outlooks are provided for new occupants, and that heights, massing and siting of new development retains adequate outlooks for neighbouring occupants, voiding any undue sense of enclosure;
3. Ensure that acceptable standards of privacy are provided and retained, without a diminution of the design quality; development should not result in unacceptable levels of overlooking (or perceived overlooking); balconies should not cause unacceptable overlooking or noise or disturbance to nearby occupiers;
4. Ensure that proposals are not visually intrusive or have an overbearing impact as a result of their height, massing or siting; visual amenity from adjoining sites and from the public realm should not be unacceptably compromised;
5. Ensure there is no harm to the reasonable enjoyment of the use of buildings, gardens and other spaces due to increases in traffic, servicing, parking, noise, light, disturbance, air pollution, odours or vibration or local micro-climate effects;
6. Provide adequate outdoor amenity space for new occupiers in accordance with Policy 13 'Housing Mix and Standards ', which is free from excessive noise or disturbance, pollution, odour, sense of enclosure, unacceptable loss of privacy, wind and overshadowing.

The SPD on House Extensions and External Alterations notes that generally an extension of 4m in depth for a detached 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 neighbours requiring specific assessment adjoin the subject site are 20 and 24 Percy Road to the south and north respectively.



The proposal would not cause undue harm to the amenity of adjoining neighbours as:

- The proposal would project beyond the rear elevation of no.24 by approximately 0.5m. The proposal does not extend past the rear elevation of no.20.
- Proposed eaves are set at 3m which in combination with the proposed depth of 3m would prevent undue impacts relating to dominance.
- Windows are oriented to the rear so to avoid overlooking neighbours.

In view of the above, the proposal complies with the aims and objections of policy LP8 of the Local Plan and Policy LP46 of the Publication Local Plan.

## **ii Fire Safety**

A Fire Safety Statement was submitted with the application. The applicant is advised that alterations to existing buildings should comply with the Building Regulations. A separate application should be made for Building Regulation requirements. Overall, taking into account the scale of the works, the scheme is consistent with Policy D12 of the London Plan.

## **iv Flooding**

*Policy LP21 states that all developments should avoid, or minimise, contributing to all sources of flooding, taking into account climate change and without increasing flood risk elsewhere. Sustainable Drainage Systems (SuDs) are required in all proposals.*

Whilst the site is not located within a flood zone, other flood-related hazards are listed as present.

The applicant has confirmed that the floor levels will be set no lower than the that of the existing house, any contribution to flood sources is considered to be minimal and there will be no increase in safety risk to occupants. The proposal is therefore consistent with LP21.

## **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. In making this recommendation consideration has been had to the statutory duties imposed by the Planning (Listed Buildings and Conservation Areas) Act 1990 and the requirements set out in Chapter 16 of the NPPF.

## **Grant planning permission**

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.



**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): ...MBA.....

Dated: ...19/08/2024.....

**I agree the recommendation: EL**

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

Dated: 29/08/2024

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: .....