

**Application reference: 24/1900/HOT
EAST SHEEN WARD**

Date application received	Date made valid	Target report date	8 Week date
24.07.2024	24.07.2024	18.09.2024	18.09.2024

Site:

20 Deanhill Road, East Sheen, London, SW14 7DF

Proposal:

Proposed loft outrigger dormer

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

APPLICANT NAME

Federico Cinus
20 Deanhill Road
East Sheen
London
Richmond Upon Thames
SW14 7DF

AGENT NAME

Miss Amelia Perez Bravo
Unit 118
Workspace Kennington Park
Canterbury Court
London
SW9 6DE
United Kingdom

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

Consultations:

Internal/External:

Consultee

Expiry Date

Neighbours:

51 Coval Road, East Sheen, London, SW14 7RW, - 25.07.2024
49 Coval Road, East Sheen, London, SW14 7RW, - 25.07.2024
47 Coval Road, East Sheen, London, SW14 7RW, - 25.07.2024
22 Deanhill Road, East Sheen, London, SW14 7DF, - 25.07.2024
18 Deanhill Road, East Sheen, London, SW14 7DF, - 25.07.2024
15 Deanhill Road, East Sheen, London, SW14 7DQ, - 25.07.2024
19 Deanhill Road, East Sheen, London, SW14 7DQ, - 25.07.2024
17 Deanhill Road, East Sheen, London, SW14 7DQ, - 25.07.2024

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

Development Management

Status: GTD Application: 24/1678/HOT
Date: 07/08/2024 Proposed rear and side ground floor extension and all associated works

Development Management

Status: PCO Application: 24/1900/HOT
Date: Proposed loft outrigger dormer

Building Control

Deposit Date: 19.05.1992 Loft conversion

Reference: 92/0586/FP

Building Control

Deposit Date: 14.08.1995 Formation of arch in ground floor spine wall

Reference: 95/1018/BN

Building Control

Deposit Date: 02.04.2013 Tiling (Job No. PU9292)

Reference: 13/NFR00021/NFRCCR

Building Control

Deposit Date: 18.06.2015 Circuit alteration or addition in a special location Install one or more new circuits
Install a new circuit for electrical heating

Reference: 15/NIC01645/NICEIC

Building Control

Deposit Date: 11.05.2015 Install replacement windows in a dwelling Install replacement doors in a dwelling

Reference: 15/FEN01225/FENSA

Building Control

Deposit Date: 25.04.2018 Install replacement windows in a dwelling

Reference: 19/FEN01270/FENSA

Application Number	24/1900/HOT
Address	20 Deanhill Road, East Sheen, London, SW14 7DF
Proposal	Proposed loft outrigger dormer
Contact Officer	Izabela Moorhouse
Target Determination Date	18/09/2024

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 application site comprises a two-storey semi-detached house located towards the northern side of Deanhill Road. The site has not been identified as a Building of Townscape Merit (BTM) and is not located within a conservation area. The site is also subject to the following planning constraints:

- Area Susceptible to Groundwater Flooding $\geq 75\%$
- Article 4 Direction – restricting basements
- Critical Drainage Area – Richmond Town Centre and Mortlake
- East Sheen Town Centre Boundary Buffer Zone
- East Sheen Village
- Temple Sheen Road Village Character Area

3. DESCRIPTION OF THE PROPOSAL AND ANY RELEVANT PLANNING HISTORY

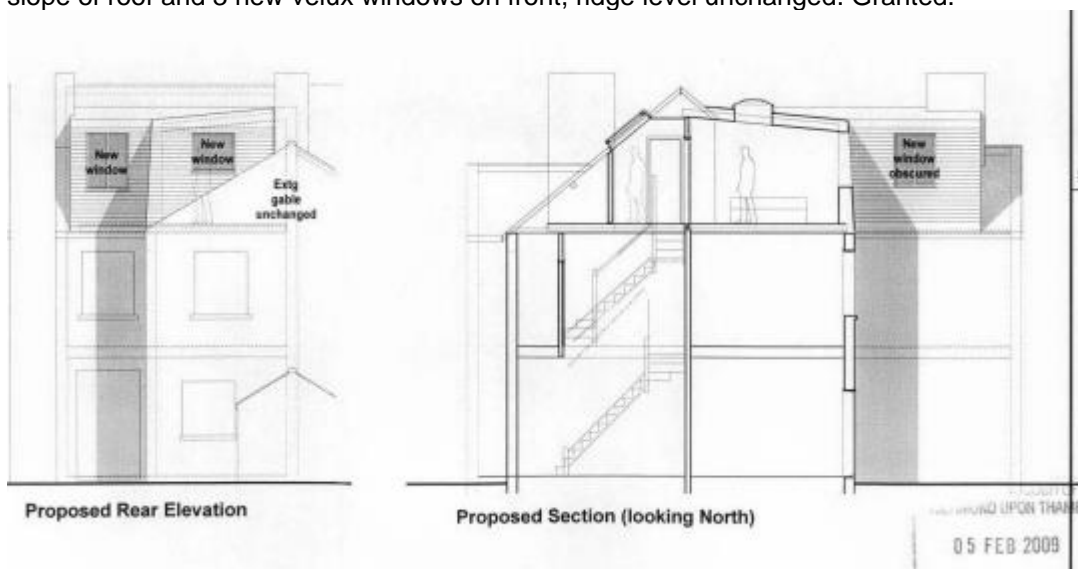
The proposed development comprises a proposed loft outrigger dormer.

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

24/1678/HOT – Proposed rear and side ground floor extension and all associated works – **Granted**.

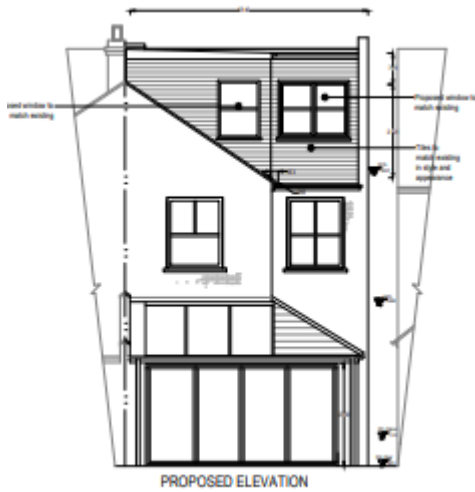
No.24

09/0299/PS192 – extension at roof level building up side wall to fill in existing hip in roof, new dormer on rear slope of roof and 3 new velux windows on front, ridge level unchanged. Granted.

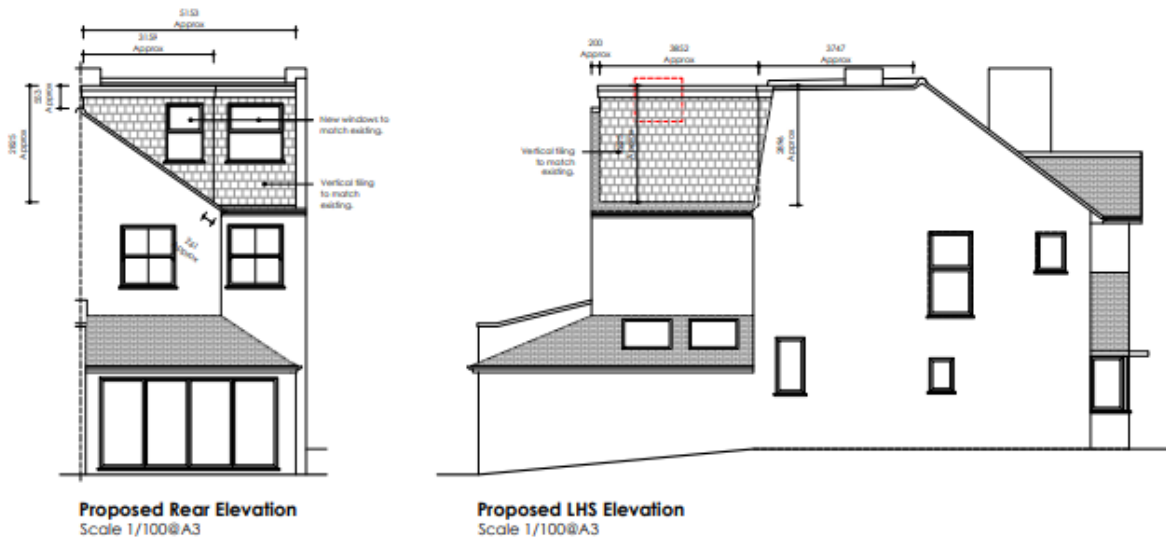


No.22

18/2097/PS192 – proposed rear addition loft conversion. Granted



23/0339/PS192 – rear dormer roof extension and 2 front rooflights. Granted



4. CONSULTATIONS CARRIED OUT

The list of neighbours notified of this application are listed above. No representations have been received.

5. AMENDMENTS

None.

6. MAIN POLICIES RELEVANT TO THE DECISION

NPPF (2021)

The key chapters applying to the site are:

- 4. Decision-making
- 12. Achieving well-designed places

These policies can be found at:

https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/1005759/NPPF_July_2021.pdf

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
Flood Risk	LP21	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 Plan Policy	Local	Compliance
Flood Risk and Sustainable Drainage	8		Yes No
Local Character and Design Quality	28		Yes No
Amenity and Living Conditions	46		Yes No

Supplementary Planning Documents

House Extension and External Alterations
East Sheen Village Planning Guidance

These policies can be found at:
https://www.richmond.gov.uk/services/planning/planning_policy/local_plan/supplementary_planning_documents_and_guidance

Other Local Strategies or Publications

Other strategies or publications material to the proposal are:
N/A

Biodiversity Net Gain

The planning authority, for the purposes of determining whether to approve a Biodiversity Gain Plan, if one is
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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.

7. EXPLANATION OF OFFICER RECOMMENDATION

The key issues for consideration are:

- i Design and impact on heritage assets
- ii Impact on neighbour amenity
- iii Fire safety

Issue 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 House Extensions and External Alterations SPD states: *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. It may be more successful to incorporate two smaller dormers than one large dormer.*

The proposals include the addition of a rear outrigger dormer atop the existing outrigger roof. The proposal would be set in line with the existing rear dormer, lower than the existing ridge, set up, although modestly, from the eaves and set in from the side of the outrigger roof. Although a more significant setback would be preferred, it is acknowledged that no. 24 Deanhill Road features a dormer of a similar form, approved under application ref. 09/0299/PS192. The site photos and planning history (set out above) also demonstrate that No. 22 to the south which forms the other half of the semi-detached pair with No.24, also benefits from a dormer which covers the majority of the outrigger. Therefore, the presence of such a dormer would not appear out of character in the immediate locality.

The dormer would be clad in hung tiles to match the existing with the pitched roof clad in clay tiles, also to match the existing. The flat roof to the dormer would be formed of fibreglass. The rear elevation would feature a white painted timber window smaller than that on the lower floors and of the main dormer. The fenestration would maintain a satisfactory window hierarchy and verticality. The materials and windows would ensure the proposal integrates with the existing host dwelling and neighbours.

In view of the above, the proposal complies with the aims and objectives of Local Plan Policy LP1 and Publication Local Plan 28 as supported by East Sheen Village Planning Guidance.

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 site is adjoined by no. 18 to the north and neighboured by no. 22 to the south. It is acknowledged that due to the tight-knit urban setting of the subject property, there is a mutual level of overlooking experienced at present from the windows at all levels.

The proposed dormer will have rear facing fenestration. Given lines of sight from such windows would be similar to those possible from the neighbouring dormers, no loss of privacy or overlooking occurs as a result of the proposal. The dormer will contribute to the mutual overlooking of the terraced row. The dormer is also setback, marginally, from the eaves, and significantly from the outrigger, therefore limiting direct views into adjoining properties.

As such, having regard to its siting, design, scale and materiality, it is not considered that the proposed extensions and alterations would have a significant impact on the amenities of the neighbouring properties and no objections are raised in this regard.

As such, the proposal does not comply with the aims and objectives of the Local Plan policies LP8 and policy 46 of the Publication Local Plan and with the supporting SPDs.

Issue iii – Flood Risk

Policy LP21 states that all development should avoid, or minimise, contributing to all sources of flooding, taking account of climate change and without flood risk elsewhere.

A Flood Risk Assessment has been submitted to the Council – received 24/07/2024.

The site is located within various other flood risk constraints, as listed in the above section. The proposals include a modest increase in floorspace all confined to the upper floors with the ground floor internal floor levels remaining unaltered. As such, it is not considered that any additional risk to flooding would arise, thus the proposal complies with policy LP21.

Issue iii - Fire Safety

London Plan policy D12 requires the submission of a Fire Safety Statement on all planning applications.

A Fire Strategy Report has been submitted to the Council - received 24/07/2024.

A condition has been included to ensure this is adhered to on an ongoing basis. The applicant is advised that alterations to existing buildings should comply with the Building Regulations. Overall, the scheme can therefore be considered consistent with this Policy D12 of the London Plan.

8. 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.

9. RECOMMENDATION

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

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):IZM.....

Dated:28/08/2024.....

I agree the recommendation:

SG
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: