



Application reference: 24/1741/HOT
 BARNES WARD

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

Site:
 35 Ullswater Road, Barnes, London, SW13 9PL
Proposal:
 Proposed hip to gable loft conversion with rear dormer. Rooflights to front elevation

APPLICANT NAME
 Alice Brooks
 35 Ullswater Road
 Barnes
 London
 Richmond Upon Thames
 SW13 9PL

AGENT NAME
 Mr Dan Brandt
 45 Maplewell Road
 Woodhouse Eaves
 Loughborough
 LE12 8RG

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

Consultations:
Internal/External:
Consultee

Expiry Date

Neighbours:

- 64 Ullswater Road, Barnes, London, SW13 9PN, - 11.07.2024
- 60 Ullswater Road, Barnes, London, SW13 9PN, - 11.07.2024
- 62 Ullswater Road, Barnes, London, SW13 9PN, - 11.07.2024
- 52 Ferry Road, Barnes, London, SW13 9PW, - 11.07.2024
- 60 Ferry Road, Barnes, London, SW13 9PW, - 11.07.2024
- 56 Ferry Road, Barnes, London, SW13 9PW, - 11.07.2024
- 54 Ferry Road, Barnes, London, SW13 9PW, - 11.07.2024
- 62 Ferry Road, Barnes, London, SW13 9PW, - 11.07.2024
- 58 Ferry Road, Barnes, London, SW13 9PW, - 11.07.2024
- 54A Ferry Road, Barnes, London, SW13 9PW, - 11.07.2024
- 33 Ullswater Road, Barnes, London, SW13 9PL, - 11.07.2024

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

Development Management

Status: GTD Application: 86/1940
 Date: 10/03/1987 Demolition of existing garage and erection of two storey side extension with single storey rear projection comprising replacement garage and kitchen extension with two bedrooms and bathroom over.

Development Management

Status: GTD Application: 06/3219/HOT
 Date: 20/11/2006 Loft extension with rear dormer and side roof extension, garage to be made into habitable room, internal alterations.

Development Management

Status: GTD Application:17/4240/HOT
Date:24/01/2018 Single storey ground floor rear extension; roof alterations/extensions including rear and side dormers.

Development Management

Status: WON Application:21/1503/HOT
Date:16/05/2022 Single storey rear extension. Alterations to roof including construction of rear and side dormer roof extensions

Development Management

Status: GTD Application:24/1550/HOT
Date:14/08/2024 Removal of existing rear extension with proposed single storey rear extension.

Development Management

Status: PCO Application:24/1741/HOT
Date: Proposed hip to gable loft conversion with rear dormer. Rooflights to front elevation

Development Management

Status: PCO Application:24/1745/PS192
Date: Proposed hip to gable loft conversion with rear dormer

Building Control

Deposit Date: 07.11.2006 Structural alterations, new kitchen and bathrooms
Reference: 06/2378/BN

Building Control

Deposit Date: 06.01.2007 Installed a Gas Boiler
Reference: 07/98198/CORGI

Building Control

Deposit Date: 24.01.2022 Install a gas-fired boiler
Reference: 22/FEN00432/GASAFE

Building Control

Deposit Date: 15.06.2023 Install replacement windows in a dwelling Install replacement door in a dwelling
Reference: 23/FEN01282/FENSA

Building Control

Deposit Date: 27.06.2024 Single Storey Rear Extension
Reference: 24/0778/IN

Application Number	24/1741/HOT
Address	35 Ullswater Road Barnes London SW13 9PL
Proposal	Proposed hip to gable loft conversion with rear dormer. Rooflights to front elevation
Contact Officer	Jeremy Maclsaac
Target Determination Date	03.09.2024

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 site is a Two storey semi-detached with converted attic single family dwelling located to the south of Ullswater Road.

The application site is designated as:

Area Benefiting Flood Defence - Environment Agency.	Areas Benefiting from Defences
Area Susceptible To Groundwater Flood - Environment Agency	Superficial Deposits Flooding - >= 75% - SSA Pool ID: 1529
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
Helicopter Safeguarding - 150m High	All buildings exceeding 150m (492.1ft) AGL Developments exceeding 150m will need to be sent to the heliport for consultation. Those under 150m can proceed to planning decisions. https://www.gov.uk/government/publications/safeguarding-aerodromes-technical-sites-and-military-explosives-storage-areas/the-town-and-country-planning-safeguarded-aerodromes-technical-sites-and-military-explosives-storage-areas-direction-2002
SFRA Zone 3a High Probability	Flood Zone 3
Take Away Management Zone	Take Away Management Zone
Village	Barnes Village
Village Character Area	Suffolk Road, West of Castelnau - Character Area 14 Barnes Village Planning Guidance Page 57 CHARAREA04/14/01
Ward	Barnes Ward

3. DESCRIPTION OF THE PROPOSAL AND ANY RELEVANT PLANNING HISTORY

The proposed development comprises Proposed hip to gable loft conversion with rear dormer. Rooflights to front elevation.

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

24/1550/HOT – Granted Permission

Removal of existing rear extension with proposed single storey rear extension.

17/4240/HOT – Granted Permission

Single storey ground floor rear extension; roof alterations/extensions including rear and side dormers.

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

House Extension and External Alterations
Barnes Village Plan

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 heritage assets
- ii Impact on neighbour amenity
- iii Fire Safety
- iv Biodiversity

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 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 SPD (2015) mentions that “an extension that results in the conversion of an existing hip roof into a gabled roof is not desirable and will not be encouraged. This is especially so when the roof-scape and space between the buildings are important features of the character of that part of the street; and there is symmetry with the adjoining semi-detached property or within the terrace in which the building is located”.

The SPD (2015) also stipulates that excessive use of roof lights and an excessive number of roof lights can appear visually disruptive. 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 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. 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 proposal comprises a full width hip to gable and dormer to cover the newly extended rear roof. The scale of the dormer is considered to be out of proportion with the roof, covering the majority of the rear roof slope and the hip to gable is wholly contrary to SPD which states "Hip to gable extensions - An extension that results in the conversion of an existing hip roof into a gabled roof is not desirable and will not be encouraged." However, the proposal is similar in scale to a number of neighbouring properties within the immediate vicinity, including the connecting neighbour, and therefore whilst the proposal is not strictly compliant with the councils SPD (House Extensions and External Alterations), as it would dominate the roof and is not in scale with the host dwelling there are material considerations to balance against the strict application of policy guidance.

The existing roof alterations in the locality has changed the character of the area to such an extent that this should be taken into account in the planning balance. As such, given the changes to the local vernacular mentioned above, the roof extension is considered acceptable in this instance, as it is in keeping with the changing character of the area. This also confirms that the proposal would not result in an incongruous addition to host dwelling or wider locality.

No concerns are raised regarding the proposed facing materials of the hip to gable and rear dormer which are to match the existing tiles on the main roof. Whilst the proposed fenestration is not in strict conformity with SPD, given the nature of the fenestration within existing dormers in close proximity it is not considered that the fenestration would further detriment the visual amenity of the area and is therefore acceptable in this instance.

No objections are raised to the front facing rooflights. The amount of rooflights proposed does not seem excessive.

Overall, the proposal and is consistent with policy LP1 of the Local Plan, policy 28 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.

The SPD on House Extensions and External Alterations 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.

33 Ullswater Road

This neighbour benefits from a gable roof and a dormer which is the majority of the width of the roof. The proposals at roof level of the subject site will not have a negative impact on the privacy of this neighbour. There are no new viewpoints as a result of this development. The proposed windows are oriented towards the rear of the site. No issues are foreseen with regards to loss of light or overbearing.

The other properties in the surrounding area are a significant distance away from the subject site and

no issues are foreseen in terms of neighbour amenity. No new side facing windows are proposed, and as such privacy for numbers 60 and 62 Ferry Road would be maintained.

The property will remain in residential use as a result of the proposal.

Overall, the proposal will not harm neighbour amenity to a degree where refusal is warranted, and is consistent with policy LP8 of the Local Plan and policy 46 of the Publication Local Plan (Regulation 19 Version) and the SPD.

iii 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 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.

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.

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 in Uniform) YES* NO
(*If yes, complete Development Condition Monitoring

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:30/08/2024.....

I agree the recommendation:



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

Dated: ...30/08/2024.....

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: