



PLANNING REPORT

Printed for officer by
Jasmine Loftus on 22 August 2024

ENVIRONMENT DIRECTORATE

Application reference: 24/1872/HOT
KEW WARD

Date application received	Date made valid	Target report date	8 Week date
22.07.2024	22.07.2024	16.09.2024	16.09.2024

Site:

19 Pensford Avenue, Richmond, TW9 4HR,

Proposal:

Proposed roof alteration complete with rear dormer extension

APPLICANT NAME

Tony Aymat
19 Pensford Avenue
Richmond
Richmond Upon Thames
TW9 4HR

AGENT NAME

Mr Joshua Eves
Unit 118
Workspace Kennington Park
Canterbury Court
London
SW9 6DE
United Kingdom

Neighbours:

- Pensford Tennis Club,Pensford Avenue,Richmond,TW9 4HP, - 25.07.2024
- 42 Pensford Avenue,Richmond,TW9 4HP, - 25.07.2024
- 38 Pensford Avenue,Richmond,TW9 4HP, - 25.07.2024
- 40 Pensford Avenue,Richmond,TW9 4HP, - 25.07.2024
- 17 Pensford Avenue,Richmond,TW9 4HR, - 25.07.2024
- 21 Pensford Avenue,Richmond,TW9 4HR, - 25.07.2024

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

Development Management

Status: GTD Application:93/0882/FUL
Date:19/07/1993 Erection Of A Side Conservatory Extension.

Development Management

Status: GTD Application:99/3200
Date:02/02/2000 Extension And Alteration To Front,side And Rear,single And Two Storey.

Development Management

Status: RNO Application:86/53/53
Date:22/01/1987 Construction of two dormer windows on either side of main roof. Plan No. 2341/1/A1/WL/1034 dated November 86 received 15.12.86.

Development Management

Status: GTD Application:16/4698/HOT
Date:11/04/2017 Single storey rear extension.

Development Management

Status: VOID Application:17/0874/VOID

Date:09/03/2017	Single storey rear addition
<u>Development Management</u>	
Status: PDE	Application:24/1872/HOT
Date:	Proposed roof alteration complete with rear dormer extension
<u>Building Control</u>	
Deposit Date: 07.03.2000	Single storey front side & rear extension
Reference: 00/0459/FP	
<u>Building Control</u>	
Deposit Date: 18.05.2000	Two storey side & single storey front & rear extension
Reference: 00/0459/1/FP	
<u>Building Control</u>	
Deposit Date: 29.06.2000	Two storey side & single storey front & rear extension
Reference: 00/0459/2/FP	
<u>Building Control</u>	
Deposit Date: 17.05.1993	Single storey rear glazed extension
Reference: 93/0492/BN	
<u>Building Control</u>	
Deposit Date: 16.04.1993	Internal alterations & conversion of garage to workshop with wc
Reference: 93/0374/BN	
<u>Building Control</u>	
Deposit Date: 14.03.2017	Single storey ground floor rear extension, internal alterations including relocation of front entrance, fit-out of utility and WC, new kitchen and associated works
Reference: 17/0519/IN	
<u>Building Control</u>	
Deposit Date: 19.07.2017	Install a gas-fired boiler
Reference: 17/FEN02284/GASAFE	
<u>Building Control</u>	
Deposit Date: 21.09.2017	Install one or more new circuits Install a replacement consumer unit
Reference: 17/NIC02069/NICEIC	

Application Number	24/1872/HOT
Address	19 Pensford Avenue Richmond TW9 4HR
Proposal	Proposed roof alteration complete with rear dormer extension
Contact Officer	Jasmine Loftus
Target Determination Date	16.09.2024

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 detached dwelling in Kew. The area is characterised by similar detached red brick houses in varying styles. Render and bay windows are common features., with some pseudo-Tudor gables. The area is residential in character. The site is not located within a conservation area nor is the building listed or locally listed.

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

- Area Susceptible to Groundwater Flood
- Around Chancer Avenue, Atwood Avenue and Taylor Avenue Village Character Area
- Kew Village

3. DESCRIPTION OF THE PROPOSAL AND ANY RELEVANT PLANNING HISTORY

The proposed works are comprised of:

Front elevation:

- 1no. rooflight to main roofslope

Rear elevation:

- Conversion of hipped roof to gabled roof to the rear elevation with 1no. glazed window. Depth of ~5.5m, and a height of ~3.6m (existing ridge height). Finished in white render and clay tiles to match existing. Rooflight to roofslope.
- Enlargement of existing side dormer with 3no. casement windows. Structure to have a width of ~5.3m and height of ~2.8m and depth of ~3.3m. Volume of approx. 23.6 cu.m. Finished in clay hung tiles with fibreglass roof to match existing.

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

16/4698/HOT	Single storey rear extension	Granted on 11/04/2017
99/3200	Extension And Alteration to Front,side And Rear,single And Two Storey.	Granted on 02/02/2000
93/0882/FUL	Erection Of a Side Conservatory Extension.	Granted on 19/07/1993

86/53/53

Construction of two dormer windows on either side of main roof. Plan No. 2341/1/A1/WL/1034 dated November 86 received 15.12.86.

Granted on 22/01/1987

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

Supplementary Planning Documents

House Extensions and External Alterations
Village Plan – Kew

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 House Extensions and External Alterations SPD 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.

Front elevation:

- A single rooflight is proposed, centred in the centre of the roof, slightly below the apex. Rooflights are evident on surrounding properties. This addition would present a minor change in appearance and would not harm the character of the property.

Rear elevation:

- The creation of a gabled roof to the rear would change the profile of the building. However, it would integrate well the existing roof, which has varying roof forms at present. Gabled roofs are in keeping with the style of property, which features a gabled roof to the front. The roof

would be substantial in scale, however would not extend higher or deeper than the existing roof structure. Use of render and clay tiles would match the finished on the host dwelling.

- The enlargement of the existing side dormer would not materially harm the appearance of the property. The larger structure has the same form as existing. The enlarged dormer would remain subordinate to the main roof slope. Appropriate materials used to match existing roof.

Overall, the alterations to the property remain proportionate to the scale of the host dwelling and reflect existing roof forms. Materials would match existing. The alteration to the roof would not harm the appearance of the property. In view of the above, the proposal complies 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.

Front elevation:

- The rooflight would be angled upwards and would not permit views into neighbouring windows or gardens. No harm to privacy would result.

Rear elevation:

- The new gabled roof to the rear is proportionate to the main dwelling, which is also detached, ensuring adequate separation distance from neighbouring properties. There is not expected to be any undue overbearing, overshadowing or loss of light from the roof conversion. The gabled roof has a large window sited approx. 0.8m from floor level. The property backs onto tennis courts to the rear, so no residential properties would experience a loss of privacy from windows and gardens.
- The side dormer would not be substantially larger than existing. There is a separation distance of approx. 3.5m from the side boundary shared with no.17 Pensford Road. It is unlikely that any unreasonable overbearing or overshadowing would result. The side windows are sited 1.25m from floor level and are in addition to existing windows; there would be no material increase in overlooking, which is mutual as no. 17 Pensford Road also benefits from a side window. Side rooflight is sited approx. 1.9m from floor level and its positioning would not permit views into windows or garden opposite.

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.

Flood risk

Policy LP21 of the Local Plan states that 'all developments should avoid, or minimise, contributing to all sources of flooding, including fluvial, tidal, surface water, groundwater and flooding from sewers, taking account of climate change and without increasing flood risk elsewhere'. This is supported by Policy 8 of the Draft Local Plan.

The development consists of works at roof level; no additional built footprint created. This is not expected to have any impact on flood risk in the area and the proposal is in compliance with the above policies.

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 a Planning Fire Safety Strategy to comply with this requirement. Appropriate fire safety measures will be in place, including the usage of fire detection and alarm systems. The alterations to the roof would not obstruct evacuation routes. No flammable materials will be used. The development is not expected to pose any additional risk to fire safety.

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.

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.

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: 22/08/2024

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:

Official

Dated: