

**Application reference: 24/1801/HOT**  
**HAMPTON WARD**

Date application received	Date made valid	Target report date	8 Week date
16.07.2024	16.07.2024	10.09.2024	10.09.2024

**Site:**

126 Gloucester Road, Hampton, TW12 2UJ,

**Proposal:**

Addition of 2 rooflights to rear ground flat extension roof. Raising of LHS roof and additional side dormer to create habitable space. Alterations to first floor fenestration. New front rooflights to existing loft extension and additional rooflights for proposed development.

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

**APPLICANT NAME**

Mr Rajat Malhotra  
126 Gloucester Road  
Hampton  
Richmond Upon Thames  
TW12 2UJ

**AGENT NAME**

Ms Grainne O Keeffe  
Atrium 36 Broad Lane  
Hampton  
TW12 3AZ  
United Kingdom

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

**Consultations:**

**Internal/External:**

**Consultee**

Network Rail

**Expiry Date**

16.08.2024

**Neighbours:**

107 Gloucester Road, Hampton, TW12 2UW, - 18.07.2024  
111 Gloucester Road, Hampton, TW12 2UW, - 18.07.2024  
109 Gloucester Road, Hampton, TW12 2UW, - 18.07.2024  
128 Gloucester Road, Hampton, TW12 2UJ, -  
124 Gloucester Road, Hampton, TW12 2UJ, - 18.07.2024

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

Development Management

Status: GTD

Date: 03/07/1989

Application: 89/1272/FUL

Raising Of Roof And Installation Of Dormer Windows To Side And Rear Elevations.

Development Management

Status: GTD

Date: 14/02/1992

Application: 92/0040/FUL

Single Storey Rear Extension.

Development Management

Status: GTD

Date: 16/12/1985

Application: 85/1627

Demolition of existing garage and erection of 2 storey side extension to provide new garage, kitchen, bedroom and bathroom.

Development Management

Status: GTD

Date: 27/03/1957

Application: 47/7908

Erection of a garage and provision of new vehicular access.

Development Management

Status: GTD

Date: 05/06/2017

Application: 17/1409/HOT

Single-storey rear extension with floor length fenestration on the flank

elevation.

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Development Management

Status: REF

Date: 29/03/2019

Application: 19/0362/HOT

First floor extension side/rear extension. Hip to gable roof extension to main roof with 2 x dormers to rear.

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Development Management

Status: PDE

Date:

Application: 24/1801/HOT

Addition of 2 rooflights to rear ground flat extension roof. Raising of LHS roof and additional side dormer to create habitable space. Alterations to first floor fenestration. New front rooflights to existing loft extension and additional rooflights for proposed development.

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Building Control

Deposit Date: 30.03.1992

Reference: 92/0366/FP

Single storey rear extension and internal works

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Building Control

Deposit Date: 14.11.2006

Reference: 06/07331/FENSA

3 Windows

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Building Control

Deposit Date: 07.11.2006

Reference: 07/98752/CORGI

Installed a Gas Boiler

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Building Control

Deposit Date: 05.11.2007

Reference: 07/FEN01085/FENSA

3 Windows 1 Door

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Building Control

Deposit Date: 10.11.2011

Reference: 12/FEN00188/FENSA

3 Windows

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Building Control

Deposit Date: 20.10.2012

Reference: 12/FEN02093/FENSA

3 Windows

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Building Control

Deposit Date: 28.01.2016

Reference: 16/FEN00465/FENSA

Install replacement window in a dwelling Install replacement door in a dwelling

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Building Control

Deposit Date: 28.01.2016

Reference: 16/FEN00914/FENSA

Install replacement window in a dwelling Install replacement door in a dwelling

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Building Control

Deposit Date: 07.06.2017

Reference: 17/1165/BN

Single storey rear extension

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Building Control

Deposit Date: 05.09.2017

Reference: 17/FEN01955/FENSA

Install replacement windows in a dwelling Install replacement door in a dwelling

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Building Control

Deposit Date: 05.01.2018

Reference: 18/NIC00218/NICEIC

Partial rewire

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Building Control

Deposit Date: 05.01.2018

Reference: 19/NIC01529/NICEIC

Partial rewire

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Building Control

Deposit Date: 08.02.2024

Reference: 24/FEN00299/FENSA

Install replacement window in a dwelling

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<b>Application Number</b>	<b>24/1801/HOT</b>
<b>Address</b>	126 Gloucester Road Hampton TW12 2UJ
<b>Proposal</b>	Raising of northernmost roof and additional side dormer to create habitable space. New front rooflights to existing loft extension and additional rooflight for proposed area of extension. Addition of 2 rooflights to rear ground flat extension roof. Alterations to first floor fenestration.
<b>Contact Officer</b>	Phil Shipton
<b>Target Determination Date</b>	10 <sup>th</sup> September 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 comprises a three-storey detached dwellinghouse located on the east side of Gloucester Road, Hampton Village. The supporting statement submitted with the application further details the appearance and composition of the dwellinghouse as well as the appearance and history of extensions to neighbouring dwellinghouses.

Gloucester Road is characterised by predominantly two-storey dwellinghouses of detached and semi-attached typology. Street facing rooflights are common on dwellinghouses on Gloucester Road, ranging between zero to four rooflights on the street facing roof. Roof extensions and side dormers are also relatively common.

The application site is situated within Gloucester Road and the Ormonds - Area 3 Hampton Village and is designated as:

- Article 4 Direction Basements
- Area Susceptible To Groundwater Flood - Environment Agency
- Network Rail Safeguarding Zone

## 3. DESCRIPTION OF THE PROPOSAL AND ANY RELEVANT PLANNING HISTORY

The application seeks to raise the northernmost roof to adjoin the existing loft extension and provide a new side dormer to create habitable space. Alterations to the existing east facing dormer fenestration are also proposed.

The proposal also includes two new rooflights to the existing loft extension (southernmost roof, street facing); two new rooflights to existing rear ground flat extension roof; and two new rooflights on the proposed roof extension (one at the rear and one street facing).

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

- **19/0362** - First floor extension side/rear extension. Hip to gable roof extension to main roof with 2 x dormers to rear. **Refused.**
- **17/1409** - Single-storey rear extension with floor length fenestration on the flank elevation. **Granted.**

The 'supporting statement' submitted with the application briefly details the 19/0362 application and reasons for refusal, while providing a visual comparison between the 19/0362 design and proposed design.

#### 4. CONSULTATIONS CARRIED OUT

Network Rail were consulted on the 26th July 2024 as the subject site is identified within the Network Rail Safeguarding Zone. Network Rail provided a response on the 29th July 2024 stating no objections to the proposal.

The list of neighbours notified of this application are listed above. One letter of representation was received on the 5<sup>th</sup> August 2024. The letter was received from the neighbour at No.28 stating they "fully support the proposal, [it is] not going to affect us (we are direct neighbours), and [the] design looks good".

#### 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](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	Compliance	
	Policy	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
- Village Plan - Hampton

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)

## 6. EXPLANATION OF OFFICER RECOMMENDATION

The key issues for consideration are:

- i Design
- ii Impact on neighbour amenity
- iii Fire Safety

### i Design

*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.*

*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 also specifies:*

- *Hip to gable extensions are not desirable, 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.*
- *Avoid roof extensions in the front of a house and keep roof extensions 'in-scale' with the existing structure and which should not dominate the original roof.*
- *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 proposed roof extension involves converting the existing hip roof to a gable roof design. It is acknowledged that while the Councils SPD relating to House Extensions and External Alterations does not encourage such roof extension, the proposed extension occurs at the rear of the dwellinghouse and therefore has no effect on the character of the street. The proposed gable roof is consistent with that of the existing ground floor extension and creates cohesion in roof styles at the rear of the dwellinghouse.

The proposed roof extension is 'in scale' of the existing structure, as the extension meets the predominant roofline at a point slightly lower and retains the existing roofline angle at the dwellinghouse frontage, and therefore remains setback from the predominant roof area.

The proposed dormer does not protrude beyond the roofline and is of proportionate size to the roof extension. The dormer windows are in keeping with the remainder of the dwellinghouse, and of a size smaller than that of the lower floor as well as the more prominent existing rear dormer. All materials are proposed to match that of the existing dwellinghouse.

The proposed rooflights on the street facing roofs align with the windows on the floor below or are set between two windows to ensure balance and symmetry of fenestration. The number of rooflights proposed is consistent with that visible on dwellinghouses on Gloucester Road.

Overall, the proposed roof extension and associated dormer and rooflights are harmonious with the original appearance of the dwellinghouse and appears as an obvious addition of which remains subordinate to the main structure. The rear hip to gable extension does not affect street character and is consistent with the existing ground floor extension to the rear.

## 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.*

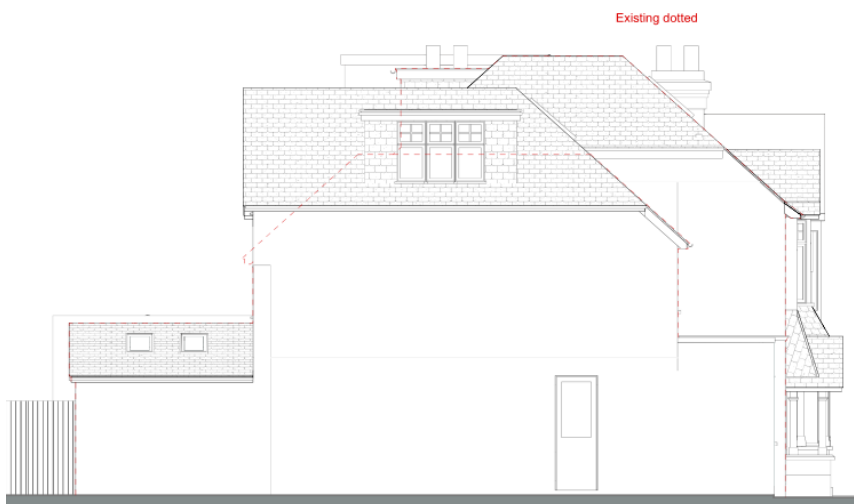
The railway corridor occupies the adjoining property to the rear (east). Network Rail have provided response to consultation stating they have no objection to the proposal.

The two immediately adjoining properties including no.128 to the north, and no.124 to the south.

Given the extent and location of the roof extension, the proposal is not considered to have any noticeable impact on the amenity of the neighbouring occupants to the south at no.124. The southern facade of the subject building will remain as existing.

The proposed roof extension will raise the height of the roof along the northern elevation to align with that of the southern roofline at the point of the existing north facing dormer. The proposed north facing dormer is setback from the northern facade and as stated above is of proportionate size to the roof extension.

The proposed dormer windows as it relates to the existing roofline along the northern elevation is shown in the plan below. The proposed dormer window will be positioned above an existing south facing window at no. 128. It is considered there is potential for overlooking, however it is noted that the south facing window at no. 128 is not associated with a habitable room (bedroom or living space).



As such, any loss of daylight due to the roof extension is not a matter of consideration as per the SPD on House Extensions and External Alterations. Regardless, the residents at no. 128 have provided a positive letter of representation, stating that they fully support the proposal.

New fenestration is proposed for the windows of the existing east facing dormer. These are considered superficial changes to align with the fenestration proposed for the hip to gable roof extension, and will have no noticeable effect on neighbouring amenity.

As such, having regard to its siting, design, scale and materiality, it is not considered that the proposed extension would have a material impact on the amenities of the neighbouring properties and no objections have been raised in this regard. Overall, the scheme proposed complies with LP 8 of the Local Plan.

## iii Fire Safety

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

A Fire Safety Strategy was received by the Council 16<sup>th</sup> July 2024. A condition will be included to ensure this is adhered to on an ongoing basis. The materials proposed are to match existing and will need to be Building Regulations compliant. 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. Overall, the scheme can therefore be considered consistent with this Policy D12 of the London Plan.

**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**

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

**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): PSH

Dated: 13/08/2024

**I agree the recommendation:**

Team Leader/Head of Development Management/Principal Planner - EL

Dated: ...04/09/2024.....

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: .....

<b>REASONS:</b>
<b>CONDITIONS:</b>
<b>INFORMATIVES:</b>
<b>UDP POLICIES:</b>
<b>OTHER POLICIES:</b>



The following table will populate as a quick check by running the template once items have been entered into Uniform

**SUMMARY OF CONDITIONS AND INFORMATIVES**

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**CONDITIONS**

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**INFORMATIVES**

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U0093660	Composite Information
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