

## Application reference: 24/1817/HOT NORTH RICHMOND WARD

Date application received	Date made valid	Target report date	8 Week date
17.07.2024	17.07.2024	11.09.2024	11.09.2024

### Site:

17 Adelaide Road, Richmond, TW9 1XW,

### Proposal:

Proposed ground floor side extension, insertion of rooflights and facade alterations to the existing single-story rear projection.

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

### APPLICANT NAME

Patrick Timbs  
17 Adelaide Road  
Richmond  
TW9 1XW

### AGENT NAME

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

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

### Consultations:

**Internal/External:**

**Consultee**

**Expiry Date**

### Neighbours:

31 Townshend Terrace, Richmond, TW9 1XN, - 18.07.2024  
39 Townshend Terrace, Richmond, TW9 1XN, - 18.07.2024  
35 Townshend Terrace, Richmond, TW9 1XN, - 18.07.2024  
Ground Floor Flat, 15 Adelaide Road, Richmond, TW9 1XW, - 18.07.2024  
First Floor Flat, 15 Adelaide Road, Richmond, TW9 1XW, - 18.07.2024  
19 Adelaide Road, Richmond, TW9 1XW, - 18.07.2024  
19A Adelaide Road, Richmond, TW9 1XW, - 18.07.2024

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

#### Development Management

Status: PDE

Application: 24/1817/HOT

Date:

Proposed ground floor side extension, insertion of rooflights and facade alterations to the existing single-story rear projection.

#### Building Control

Deposit Date: 08.09.2009

New Consumer Unit Fitted in a Existing Dwelling House Dwelling

Reference: 09/NAP00228/NAPIT

#### Building Control

Deposit Date: 17.09.2009

Installed a Gas Boiler

Reference: 09/FEN00932/GASAFE

Building Control

Deposit Date: 14.09.2021      Install a replacement consumer unit

Reference: 21/NIC03005/NICEIC

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Building Control

Deposit Date: 05.08.2024      Single storey rear infill extension. Reconfiguration of ground floor and bathroom/toilet and addition of downstairs toilet.

Reference: 24/0942/IN

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<b>Application Number</b>	<b>24/1817/HOT</b>
<b>Address</b>	<b>17 Adelaide Road, Richmond, TW9 1XW</b>
<b>Proposal</b>	<b>Proposed ground floor side extension, insertion of rooflights and facade alterations to the existing single-story rear projection.</b>
<b>Contact Officer</b>	<b>Kerry McLaughlin</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 has 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 is taking into account 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 proposal property is a two-storey, semi-detached dwelling, located on the eastern side of Adelaide Road.

The application site is subject to the following planning constraints:

Area Proposed for Tree Planting	Site: 24/1/97
Area Susceptible to Groundwater Flood - Environment Agency	Superficial Deposits Flooding - >= 75% - SSA Pool ID: 146
Article 4 Direction Basements	Article 4 Direction - Basements / Ref: ART4/BASEMENTS / Effective from: 18/04/2018
Critical Drainage Area - Environment Agency	Richmond Town Centre and Mortlake [Richmond] / Ref: Group8_004 /
Increased Potential Elevated Groundwater	GLA Drain London
Surface Water Flooding (Area Less Susceptible to) - Environment Agency	
Throughflow Catchment Area (Throughflow and Groundwater Policy Zone)	Adopted: October 2020 , Contact: Local Plan Team
Village	Richmond and Richmond Hill Village
Village Character Area	Kings Farm Avenue and surrounds - Area 8 (PART 1) Richmond & Richmond Hill Village Planning Guidance Page 32 CHARAREA06/08/01
Ward	North Richmond Ward

## 3. RELEVANT PLANNING HISTORY

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

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 have been received.

## 5. AMENDMENTS

None.

## 6. 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://assets.publishing.service.gov.uk/media/65819679fc07f3000d8d4495/NPPF\\_December\\_2023.pdf](https://assets.publishing.service.gov.uk/media/65819679fc07f3000d8d4495/NPPF_December_2023.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/new-london-plan/london-plan-2021>

### 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
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.

Where relevant to the application under consideration, this is addressed in more detail in the assessment below.

Issue	Local Plan Policy	Compliance	
Local Character and Design Quality	LP28	Yes	No
Amenity and Living Conditions	LP46	Yes	No

These policies can be found at [https://www.richmond.gov.uk/draft\\_local\\_plan\\_publication\\_version](https://www.richmond.gov.uk/draft_local_plan_publication_version)

### Supplementary Planning Documents

- House Extension and External Alterations
- Richmond and Richmond Hill Village Plan

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)

## 7. EXPLANATION OF OFFICER RECOMMENDATION

The key issues for consideration are:

- i Design/Visual Amenity
- ii Neighbour Amenity
- iii Biodiversity

### Issue i - Design/Visual Amenity

*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 proposal seeks to erect a single-storey infill extension, to align with the rear elevation of the two-storey outrigger. The extension comprises a sloped roof, incorporating rooflights within. The height of the extension will be sited comfortably below the cill of the first-floor level fenestration, as required under SPD. Given the proposed dimensions in comparison to the existing built form, the extension will not appear overly dominant and will appear subordinate to the original building.

The proposed exterior materials comprise London stock brick, with slate tiles to the roof to match that of the existing, this ensures the development will integrate satisfactorily with the original dwellinghouse. With regard to fenestration, the scheme proposes double doors to the rear elevation. The proposed fenestration retains window hierarchy, as outlined in the 'House Extensions and External Alterations' SPD. No objections are raised with regard to materials.

The amenity space in the rear garden would be reduced as a result of the proposal. However, the reduction will not be significant, when compared to the rear garden area and does not harm local character.

It is considered that the proposed development would not harm the character and appearance of the surrounding area.

No objections are raised against the proposed insertion of rooflights and facade alterations to the existing single-story rear projection, these works will have a negligible impact upon the overall visual amenity of the site and its relation to the wider group of properties. The fenestration is in keeping with window hierarchy at the site.

The proposed scheme is considered acceptable in terms of design/visual amenity. The proposal is not considered to detrimentally impact the character of the wider area or host building and therefore, is in line with the aims and objectives of policy LP1 of the Local Plan (2018), these policy objectives are taken forward in publication local plan policy LP28 and relevant supplementary planning documents.

### Issue ii - 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 3.5m deep on a semi-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 proposed extension would project 0.2m beyond the SPD recommended depth, however, due to the setback between neighbouring houses and its relationship to neighbouring habitable rooms, the proposed extension would comply with the BRE test and would not cause any unreasonable loss of light. With regard to Officer Planning Report – Application 24/1817/HOT Page 5 of 7

visual intrusion, it is considered that the extension would be set a sufficient distance from the shared boundary with No.15 Adelaide Road and of an appropriate scale to avoid appearing overbearing.

As this proposal is at ground level only the proposal does not raise any issues in terms of loss of privacy.

The proposal would not cause an unreasonable loss of outdoor amenity space, as required under SPD.

The property would remain solely in residential use as a result of the proposal. An undue increase in noise or pollution would not occur as a result of the proposal.

The proposal has been considered in the light of the local plan and compliance with supplementary planning documents as appropriate. It has been concluded that there is no demonstrable harm to interests of acknowledged importance caused by the development that justifies withholding planning permission. The proposed scheme is considered acceptable in terms of neighbour amenity. The proposal is not considered to detrimentally impact the amenities of any neighbouring occupiers and therefore, is in line with policy LP8 of the Local Plan (2018), these policy objectives are taken forward in publication local plan policy LP46 and relevant Supplementary Planning Documents/Guidance.

**Issue iii - Biodiversity**

Biodiversity net gain became mandatory for minor developments on applications made from 2<sup>nd</sup> April 2024. This application is exempt from mandatory biodiversity net gain on the grounds that is a householder application.

**Other Matters**

**Fire Safety**

The applicant has submitted a 'Planning Fire Safety Strategy' as required under policy D12 of the London Plan (2021).

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.

**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**

The proposal is consistent with the objectives of the above policies and guidance, and therefore it is recommended the scheme is approved without delay.

**Grant planning permission with conditions**

**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): KM

Dated: 04/09/2024

**I agree the recommendation:**

Team Leader/Head of Development Management/Principal Planner

VAA

Dated: 04.09.24