

Application reference: 24/1673/HOT
HAMPTON WICK AND SOUTH TEDDINGTON WARD

Date application received	Date made valid	Target report date	8 Week date
03.07.2024	03.07.2024	28.08.2024	28.08.2024

Site:

4 Cedars Road, Hampton Wick, Kingston Upon Thames, KT1 4BE

Proposal:

Ground floor rear extension, first floor rear extension.

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

APPLICANT NAME

Mr Daniel Andrews
4 Cedars Road
Hampton Wick
Richmond Upon Thames
KT1 4BE

AGENT NAME

Mr Lucas Docherty
17 Hamilton Road
Twickenham
TW2 6SN
United Kingdom

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

Consultations:

Internal/External:

Consultee

Expiry Date

Neighbours:

23 Vicarage Road, Hampton Wick, Kingston Upon Thames, KT1 4EB, - 09.07.2024
 29 Vicarage Road, Hampton Wick, Kingston Upon Thames, KT1 4EB, - 06.08.2024
 27 Vicarage Road, Hampton Wick, Kingston Upon Thames, KT1 4EB, - 06.08.2024
 25 Vicarage Road, Hampton Wick, Kingston Upon Thames, KT1 4EB, - 09.07.2024
 Flat 16, Eisenhower House, 12 Vicarage Road, Hampton Wick, Kingston Upon Thames, KT1 4EJ, - 09.07.2024
 Flat 13, Eisenhower House, 12 Vicarage Road, Hampton Wick, Kingston Upon Thames, KT1 4EJ, - 09.07.2024
 Flat 11, Eisenhower House, 12 Vicarage Road, Hampton Wick, Kingston Upon Thames, KT1 4EJ, - 09.07.2024
 Flat 9, Eisenhower House, 12 Vicarage Road, Hampton Wick, Kingston Upon Thames, KT1 4EJ, - 09.07.2024
 Flat 15, Eisenhower House, 12 Vicarage Road, Hampton Wick, Kingston Upon Thames, KT1 4EJ, - 09.07.2024
 Flat 14, Eisenhower House, 12 Vicarage Road, Hampton Wick, Kingston Upon Thames, KT1 4EJ, - 09.07.2024
 Flat 12, Eisenhower House, 12 Vicarage Road, Hampton Wick, Kingston Upon Thames, KT1 4EJ, - 09.07.2024
 Flat 10, Eisenhower House, 12 Vicarage Road, Hampton Wick, Kingston Upon Thames, KT1 4EJ, - 09.07.2024
 Flat 8, Eisenhower House, 12 Vicarage Road, Hampton Wick, Kingston Upon Thames, KT1 4EJ, - 09.07.2024
 Flat 7, Eisenhower House, 12 Vicarage Road, Hampton Wick, Kingston Upon Thames, KT1 4EJ, - 09.07.2024
 Flat 6, Eisenhower House, 12 Vicarage Road, Hampton Wick, Kingston Upon Thames, KT1 4EJ, - 09.07.2024
 Flat 5, Eisenhower House, 12 Vicarage Road, Hampton Wick, Kingston Upon Thames, KT1 4EJ, - 09.07.2024
 Flat 4, Eisenhower House, 12 Vicarage Road, Hampton Wick, Kingston Upon Thames, KT1 4EJ, - 09.07.2024
 Flat 3, Eisenhower House, 12 Vicarage Road, Hampton Wick, Kingston Upon Thames, KT1 4EJ, - 09.07.2024
 Flat 2, Eisenhower House, 12 Vicarage Road, Hampton Wick, Kingston Upon Thames, KT1 4EJ, - 09.07.2024
 6 Vicarage Road, Hampton Wick, Kingston Upon Thames, KT1 4ED, - 09.07.2024
 Flat 7, Abigail Court, 2 - 4 Vicarage Road, Hampton Wick, Kingston Upon Thames, KT1 4ED, - 09.07.2024
 Flat 6, Abigail Court, 2 - 4 Vicarage Road, Hampton Wick, Kingston Upon Thames, KT1 4ED, - 09.07.2024
 Flat 5, Abigail Court, 2 - 4 Vicarage Road, Hampton Wick, Kingston Upon Thames, KT1 4ED, - 09.07.2024
 Flat 4, Abigail Court, 2 - 4 Vicarage Road, Hampton Wick, Kingston Upon Thames, KT1 4ED, - 09.07.2024
 Flat 3, Abigail Court, 2 - 4 Vicarage Road, Hampton Wick, Kingston Upon Thames, KT1 4ED, - 09.07.2024
 Flat 2, Abigail Court, 2 - 4 Vicarage Road, Hampton Wick, Kingston Upon Thames, KT1 4ED, - 09.07.2024
 Flat 1, Abigail Court, 2 - 4 Vicarage Road, Hampton Wick, Kingston Upon Thames, KT1 4ED, - 09.07.2024
 6 Cedars Road, Hampton Wick, Kingston Upon Thames, KT1 4BE, - 09.07.2024
 2 Cedars Road, Hampton Wick, Kingston Upon Thames, KT1 4BE, - 09.07.2024

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

Development Management

Status: PDE Application:24/1673/HOT
Date: Ground floor rear extension, first floor rear extension and upward roof extension to rear to facilitate loft conversion.

Building Control

Deposit Date: 26.05.2021 Install replacement window in a dwelling
Reference: 21/FEN01074/FENSA

Application Number	24/1673/HOT
Address	4 Cedars Road, Hampton Wick Kingston Upon Thames KT1 4BE
Proposal	Ground floor rear extension and first floor rear extension
Contact Officer	Phil Shipton
Target Determination Date	28/08/2024

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 consists of a two-storey detached dwellinghouse, located on the eastern side of Cedars Road, Hampton Wick. The dwellinghouse has a gable roof form, ground floor bay window, and two chimneys. The subject dwellinghouse forms an architectural pair with the neighbouring stand-alone dwelling on the corner of Cedars Road and Vicarage Road. Two-storey dwellings are most common within the surrounds, with some semi-detached dwellings exhibiting loft spaces to provide a second floor.

The application site is situated within Area 13 – Sandy Lane and Surrounds of the Hampton Wick & Teddington Village Character Area. Cedar Road and Vicarage Road display high quality Edwardian, semi-detached and terraced houses. The areas character is further detailed in the above-mentioned Character Area 13 of the Hampton Wick & Teddington Village Planning Guidance.

The site is designated as:

- Area Susceptible To Groundwater Flood - Environment Agency
- Article 4 Direction Basements
- Community Infrastructure Levy Band
- Land Use Past Industrial
- Network Rail Safeguarding Zone
- Risk of Flooding from Surface Water 1 in 1000 chance - Environment Agency
- Surface Water Flooding (Area Less Susceptible to) - Environment Agency
- Take Away Management Zone

3. DESCRIPTION OF THE PROPOSAL AND ANY RELEVANT PLANNING HISTORY

The proposed development comprises the following extensions:

- Ground floor extending 4.64m from the existing dwelling rear, for the full width of the dwellinghouse. The ground floor rear extension is proposed with a gabled roof to match that of the existing, and consists of four rooflights, two on each pitch. A 3.88m wide folding glass door is proposed for the rear elevation with one new window proposed on the north-western side elevation.
- First floor extending 2.45m from the rear of the existing first floor, for the full width of the dwellinghouse. Three windows are proposed on the rear elevation and one on the north-western side elevation.

It is noted that the originally submitted proposal received the 3rd July 2024 consisted of a second floor. This proposal involved raising the roof ridgeline by 1.3m for a length of 7.64m, toward the rear of the existing roof. The proposed second floor would have aligned with the first-floor extension to the rear of the dwellinghouse. Drawings are available under 'Superseded Drawing' in the Documents and images section of 24/1673/HOT online. The applicant subsequently provided a revised proposal received the 6th August 2024 which no longer included the second storey component. The Flood Risk Assessment and Fire Safety Statement were later revised to remove reference to the second floor, received the 29th August 2024. A sunlight analysis tracking was received the 28th August 2024, to illustrate the impact of the revised proposal on the sunlight access/shading on the neighbouring properties.

A comprehensive list of planning history can be found above, however, there is no relevant planning history associated with the site. The neighbouring property at 2 Cedars Road Hampton Wick Kingston Upon Thames KT1 4BE is of some relevance, detailed below.

- 14/5337/PS192 - Single storey rear extension. Dormer roof extensions to both side elevations. Granted Permission 12/02/2015. From GIS map observations, the rear extension was constructed, however, the dormers were not.
- 00/3145 - Demolition Of Single Storey Extension And Erection Of A New Conservatory. Granted Permission 19/12/2000.

4. CONSULTATIONS CARRIED OUT

The neighbours notified of this application are listed above. No letters of representation were received.

Re-consultation with neighbours was not considered necessary as the revised proposal involved a reduction in the bulk and mass of the development and hence has a lesser impact on neighbouring amenity than the original scheme consulted on.

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

Impact on Flood Risk and Sustainable Drainage	LP21	Yes	No
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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	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 Wick & Teddington

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:

- Community Infrastructure Levy
- Strategic Flood Risk Assessment 2021

6. EXPLANATION OF OFFICER RECOMMENDATION

The key issues for consideration are:

- i Design and impact on local character
- ii Impact on neighbour amenity
- iii Flood Risk
- iv Fire Safety

i Design and impact on local character

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.

Ground Floor Extension

The proposed ground floor rear extension protrudes 4.64m beyond the rear of the existing dwellinghouse and therefore exceeds that length specified in 3.1.2 of the SPD on House Extensions and External Alterations by 0.64m. While the SPD suggests extensions no further than 4.0m for a detached property, it caveats that a final test of acceptability will depend on the particular circumstances on the site, which may justify greater rear projection, for example, distances from the boundary and neighbouring properties; height adjacent to the boundary; use of materials and layout of neighbouring sites.

In this case, it is noted that the neighbouring properties on both sides have their own rear extensions meaning the proposed extension would exceed the neighbouring extension by approximately 1.35m (No.2) and 2.15m (No.6). The gable roof of the extension is in keeping with that of the existing roof of the dwellinghouse and has eave heights of 2.2m, and the facades utilise matching brickwork, therefore creating a harmony with the original dwelling. Furthermore, the proposal retains much of the large rear garden. As such, in the context of the neighbouring properties, the rear extension length of 4.64m, exceeding the SPD length specified for detached buildings by 0.64m is deemed to not be inconsistent with Policy PL1 of the Local Plan.

First Floor Extension

The proposed first floor extension protrudes 2.45m beyond the rear of the existing dwellinghouse and for the full width of the dwellinghouse. As stated in 5.2.1 of the SPD, *two storey side and rear extensions should not be greater than half the width of the original building, to ensure the extension does not over-dominate the building's original scale and character.* As such, the proposed first floor extension does not meet the requirements of the SPD.

The SPD does caveat that a well-integrated extension can work well with detached houses. In this case, the first-floor rear extension appears as a natural, continuous extension of the built form and is considered well-integrated. The extension matches the existing gable roofing and brickwork facade, to appear as a natural extension to the rear of the building. The proposed windows utilise matching styles to that of the exiting windows.

In this case, the minor full width rear extension proposed is deemed to be consistent with Policy PL1 of the Local Plan and achieves high architectural and design outcomes that demonstrate an understanding of the site and its context, and when considering other SPD compliant alternatives.

Summary

Overall, the proposed ground floor and first floor extensions ensure a high architectural quality that contributes to the character and context of the area and is therefore considered to comply with Policy 1 of the Local Plan, and Policy 28 of the Publication Local Plan.

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.

The SPD on House Extensions and External Alterations notes that generally an extension of 4m in depth for a standalone 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.

No. 2 Cedars Road

The proposed rear extension will protrude 1.35m beyond the rear of the dwellinghouse at No.2 at the ground level and 2.45m beyond the rear at the first level. The proposed eaves have a height of approximately 2.2m.

The revised plans show the 45-degree test applied to the nearest first floor living space/bedroom of No.2. It shows that the proposed extension will comply with the 45-degree test.

The applicant has also submitted a sunlight study, illustrating the shading effect of the subject dwellinghouse during different times of the day. The study indicates that the subject dwellinghouse does not shade the property at No.2 until 5pm, of which it shows the proposed extension would shade the side of the ground floor extension at No.2. The facade has no windows and therefore is considered unaffected by the shading of the extension. The study shows the large skylight over the extension at No.2 retains sunlight throughout the day and is partially shaded by first floor of No.2 later in the day.

Overall, the proposed rear extension at No.4 maintains the amenity and living conditions of the residents of No.2, and therefore complies with LP8 of the Local Plan, Policy 46 of the Publication local Plan; and adheres to the guidance of the SPD relating to House Extensions and External Alterations.

No. 6 Cedars Road

The proposed rear extension will protrude 2.15m beyond the rear of the dwellinghouse at No.6 at the ground level. The proposed first floor extension will not protrude beyond No.6. The sunlight study indicates that the proposed extension would shade the side of the ground floor of No.6 during the morning hours. There are no windows or openings on the side adjacent to the proposed extension and skylights above the kitchen area of No.6 are shown to retain sunlight throughout.

Overall, the proposed rear extension at No.4 maintains the amenity and living conditions of the residents of No.6, and therefore complies with LP8 of the Local Plan, Policy 46 of the Publication local Plan; and adheres to the guidance of the SPD relating to House Extensions and External Alterations.

iii Flood Risk and Drainage

Chapter 14 of the NPPF specifies that site-specific flood risk assessments are required for development in Flood Zones 2 and 3 and that in Flood Zone 1, assessments should only be provided for sites of 1 hectare or more; land which has been identified by the Environment Agency as having critical drainage problems; land identified in a strategic flood risk assessment as being at increased flood risk in future; or land that may be subject to other sources of flooding, where its development would introduce a more vulnerable use.

The subject site is identified as having risk from surface water flooding and susceptible to groundwater flooding. A Flood Risk Assessment has been submitted as part of the application. The proposed rear extension will increase the building footprint by 24m² and would not increase the vulnerability of the site in terms of use. The floor level of the ground floor extension will be no lower than the existing ground floor level and occupants will also be advised to subscribe to the Environment Agency flood warning service.

The proposal is deemed compliant with LP21 of the Local Plan and Policy 8 of the Publication Local Plan.

iv Fire Safety

Policy D12 Fire Safety of the London Plan Part A requires all development to demonstrate the highest levels of fire safety. All non-major applications require the submission of a Fire Safety Strategy, unless reasonable exemption has been demonstrated.

The applicant has submitted a Fire Safety Statement which is considered to adequately address the relevant criteria of Policy D12. Any work carried out will need to fully comply with Building Regulations. A planning permission, if granted, is *not* a consent under the Building Regulations.

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 | <input type="checkbox"/> |
| 2. | PERMISSION | <input checked="" type="checkbox"/> |
| 3. | FORWARD TO COMMITTEE | <input type="checkbox"/> |

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): PS

Dated: 29/08/2024

I agree the recommendation: CTA

Team Leader/Head of Development Management/Principal Planner

Dated:13/09/2024.....

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:

REASONS:
CONDITIONS:
INFORMATIVES:
UDP POLICIES:
OTHER POLICIES:

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

CONDITIONS

INFORMATIVES

U0094071	Building Regulations
U0094072	Noise control - Building sites