

Application reference: 24/1795/HOT HAM, PETERSHAM, RICHMOND RIVERSIDE WARD

Date application received	Date made valid	Target report date	8 Week date
15.07.2024	19.07.2024	13.09.2024	13.09.2024

Site:

24 Stretton Road, Ham, Richmond, TW10 7QQ

Proposal:

Porch construction on the front facade.

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

APPLICANT NAME

Mr. Dogukan Yel
151 West Green Road
West Green Road
North London
N15 5EA

AGENT NAME

Designer Emine Bekci
151 West Green Road
West Green Road
North London
N15 5EA

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

Consultations:

Internal/External:

Consultee

Expiry Date

Neighbours:

17 Stretton Road, Ham, Richmond, TW10 7QH, - 23.07.2024
13 Stretton Road, Ham, Richmond, TW10 7QH, - 23.07.2024
15 Stretton Road, Ham, Richmond, TW10 7QH, - 23.07.2024
32 Murray Road, Ham, Richmond, TW10 7QG, - 23.07.2024
34 Murray Road, Ham, Richmond, TW10 7QG, - 23.07.2024
7 Pointers Cottages, Wiggins Lane, Ham, Richmond, TW10 7HQ, - 23.07.2024
26 Stretton Road, Ham, Richmond, TW10 7QQ, - 23.07.2024
22 Stretton Road, Ham, Richmond, TW10 7QQ, - 23.07.2024

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

Development Management

Status: REF Application: 15/1412/HOT
Date: 04/06/2015 Single storey rear extension and alteration to front window.

Development Management

Status: GTD Application: 15/1413/PS192
Date: 04/06/2015 Hip to gable roof alteration, rear dormer roof extension and 3 no. rooflights to front slope and alteration to front ground floor window.

Development Management

Status: REF Application: 20/1143/HOT
Date: 13/08/2020 Removal of canopy and formation of flat roofed entrance lobby/porch.

Development Management

Status: REF Application: 24/1731/HOT
Date: 22/08/2024 Side extension on the side facade.

Development Management

Status: PDE Application: 24/1795/HOT

Date: Porch construction on the front facade.

Building Control

Deposit Date: 03.07.2015 Loft conversion, single storey rear extension, removal of internal ground floor walls to reform kitchen/family room and relocations of first floor bathroom

Reference: 15/1593/BN

Building Control

Deposit Date: 18.12.2015 Install a gas-fired boiler

Reference: 15/FEN03846/GASAFE

Building Control

Deposit Date: 04.12.2015 Install one or more new circuits Install a replacement consumer unit Partial rewire

Reference: 15/NIC02998/NICEIC

Building Control

Deposit Date: 25.06.2018 Install a photovoltaic system Install one or more new circuits

Reference: 18/NAP00206/NAPIT

Building Control

Deposit Date: 27.03.2019 Install one or more new circuits

Reference: 19/NIC01307/NICEIC

Building Control

Deposit Date: 22.07.2020 Schiedel: ICID Plus with Descriptor Install a flue liner Specht Xeoos with Descriptor Install a solid fuel dry fuel room heater stove or cooker

Reference: 20/HET00115/HETAS

Building Control

Deposit Date: 03.01.2022 Poujoulat (UK) Ltd: Poujoulat 2012 with Descriptor Install a non-masonry flue/chimney system

Reference: 22/HET00005/HETAS

Building Control

Deposit Date: 03.01.2022 Opus: Tempo 70SE with Descriptor Install a solid fuel dry fuel room heater stove or cooker

Reference: 24/HET00118/HETAS

Building Control

Deposit Date: 03.01.2022 Opus: Tempo 70SE with Descriptor Install a solid fuel dry fuel room heater stove or cooker

Reference: 24/HET00120/HETAS

Application Number	24/1795/HOT
Address	24 Stretton Road, Ham, Richmond, TW10 7QQ
Proposal	Porch construction on the front facade.
Contact Officer	Kerry McLaughlin

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, terrace dwelling, located on the eastern side of Stretton Road.

The application site is subject to the following planning constraints:

Area Proposed for Tree Planting	Site: 23/1/97
Area Susceptible to Groundwater Flood - Environment Agency	Superficial Deposits Flooding - >= 75% - SSA Pool ID: 308
Article 4 Direction Basements	Article 4 Direction - Basements / Ref: ART4/BASEMENTS / Effective from: 18/04/2018
Neighbourhood Plan Area	Ham and Petersham Neighbourhood Area - Ham and Petersham Neighbourhood Plan - Adopted by Council on 22 January 2019
Village	Ham and Petersham Village
Ward	Ham, Petersham and Richmond Riverside Ward

3. RELEVANT PLANNING HISTORY

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

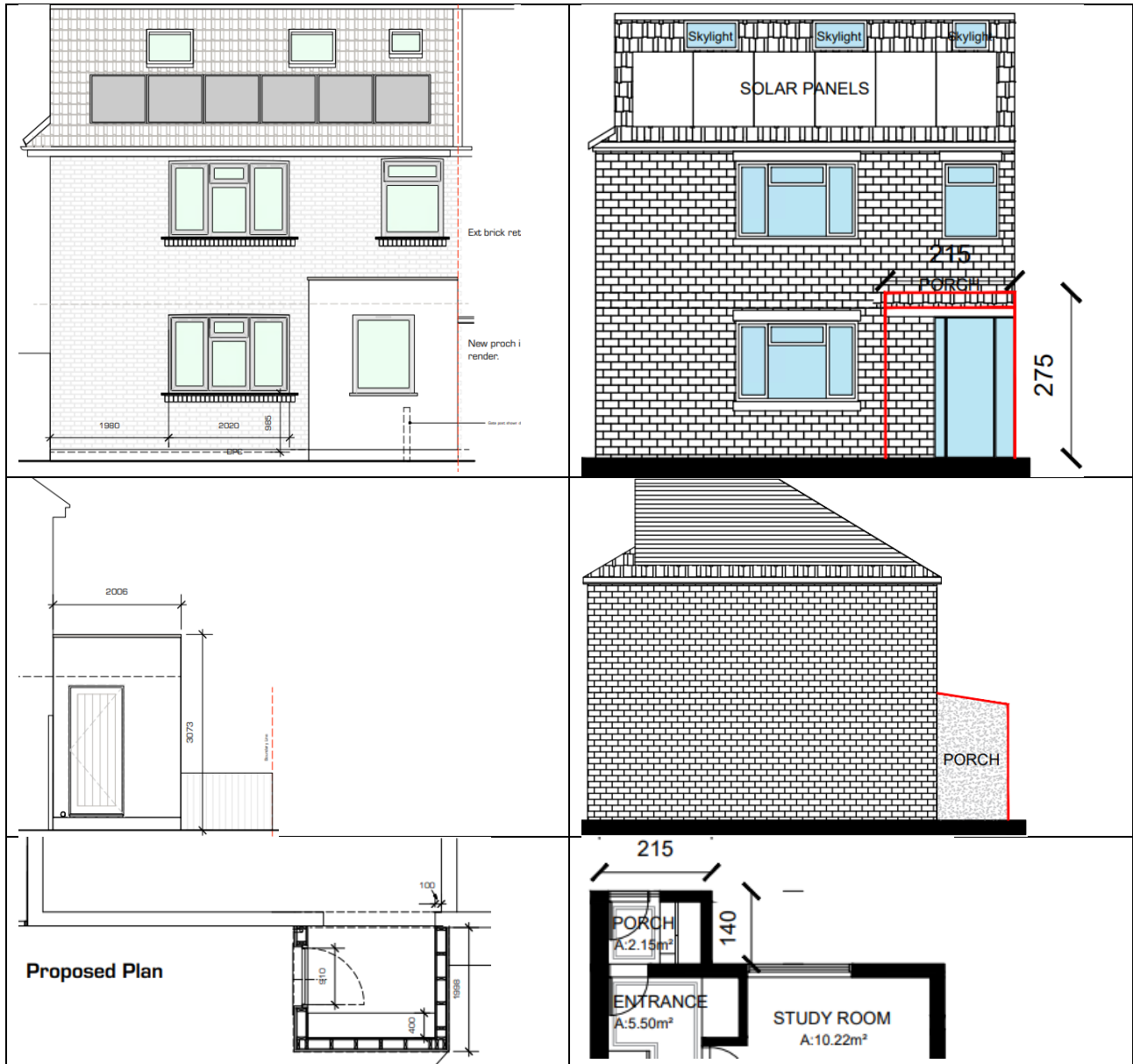
Ref	Proposal	Decision
20/1143/HOT	Removal of canopy and formation of flat roofed entrance lobby/porch.	Refused Permission

The above application was refused on the following grounds:

“Reason for Refusal - Design

The proposed front porch extension, by virtue of its combined design and scale, together with the use of inappropriate materials would result in an incongruous, visually obtrusive and unsympathetic form of development, detrimental to the appearance and form of the host dwelling and the visual amenity of the surrounding area. The scheme therefore fails to comply with, in particular, policy LP1 of the Local Plan, 2018 and the 'House Extensions and External Alterations' Supplementary Planning Document, 2015.”

Previously Refused (20/1143/HOT)	Currently Proposed (24/1795/HOT)
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Since the previous refusal the porch has been reduced in scale, roof form altered to a sloped roof, exterior brickwork to match that of the existing and the front door located to the front elevation of the porch.

4. CONSULTATIONS CARRIED OUT

The list of neighbours notified of this application are listed above.

No letters of representation have been received.

5. AMENDMENTS

Prior to officer determination the applicant confirmed, by way of email dated 23 Aug 2024 and 04 Sep 2024, that the exterior materials will be red brick, in keeping with the character of both the street and the property itself.

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

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

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

Ham and Petersham Neighbourhood Plan (2019)

The main policies applying to the site are as follows:

Issue	Plan Policy	Compliance	
Protecting Green Character	C1	Yes	No
Character and Context Appraisal	C2	Yes	No

These policies can be found at

https://www.richmond.gov.uk/media/16749/hpn_plan_2018_to_2033_january_2019.pdf

Supplementary Planning Documents

House Extension and External Alterations

Ham and Petersham Village Plan

These policies can be found at:

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.

With regards to porches, the House Extensions and External Alteration SPD states:

- *“Adding a porch or canopy is one of the most significant changes a householder can make to the front of a house as it involves altering the shape of the house at its focal point, the entrance.*
- *Retain visual continuity - there is a risk of creating an eyesore.*
- *Match existing work - if a new porch is desired, it should enhance rather than detract from the original house, with the aim being to make the addition ‘belong’ to the house.*
- *Consider neighbouring properties - where front doors are paired, a joint scheme with the neighbouring owner should be considered.”*

The proposed porch is to measure 2.15m (width) x 1.4m (depth) and 2.5m (height), the porch will be in scale with the host dwelling and will not appear overbearing or dominant on the front elevation.

As per council SPD the porch will comprise matching brickwork to that of the existing, this ensures the porch will not detract from the original house and will appear in keeping with both the host dwelling and surrounding area.

The porch comprises a sloped roof form. When considering the character of the street, the existing front porches along Stretton Road have a degree of variation between them, as such the development will not result in an incongruous addition to the street scene or host dwelling.

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.

Having regard to its siting, design, scale and materiality, it is not considered that the proposed porch would have a significant impact on the amenities of the neighbouring properties and no objections are raised in this regard.

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 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 2nd 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 'Fire Safety Strategy Floor Plans' to address 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: 13/09/2024

I agree the recommendation:

Senior Planner

VAA

Dated: 13.09.24