



Application reference: 24/1584/HOT
 KEW WARD

Date application received	Date made valid	Target report date	8 Week date
21.06.2024	21.06.2024	16.08.2024	16.08.2024

Site:

34 Taylor Avenue, Kew, Richmond, TW9 4ED

Proposal:

Demolition of the side garage and erection of two storey side extensions, and a first floor rear extension, a single storey rear extension, a new raised roof with rear dormer and 3 number rooflights within the front roof slope, new solar panels, and a new front boundary wall and gate

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

APPLICANT NAME

Mrs Punem Sharma
 34 Taylor Avenue
 Kew
 Richmond Upon Thames
 TW9 4ED

AGENT NAME

ian upton
 The White House
 Bonnington
 Ashford
 TN25 7BP

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

Consultations:

Internal/External:

Consultee

LBRUT Transport
 LBRuT Trees Preservation Officer (South)

Expiry Date

08.07.2024
 08.07.2024

Neighbours:

- 14 Chelwood Gardens, Kew, Richmond, TW9 4JQ, - 24.06.2024
- 12 Chelwood Gardens, Kew, Richmond, TW9 4JQ, - 24.06.2024
- 10 Chelwood Gardens, Kew, Richmond, TW9 4JQ, - 24.06.2024
- 33 Taylor Avenue, Kew, Richmond, TW9 4EB, - 24.06.2024
- 29 Taylor Avenue, Kew, Richmond, TW9 4EB, - 24.06.2024
- 31 Taylor Avenue, Kew, Richmond, TW9 4EB, - 24.06.2024
- 36 Taylor Avenue, Kew, Richmond, TW9 4ED, - 24.06.2024
- 32 Taylor Avenue, Kew, Richmond, TW9 4ED, - 24.06.2024
- 8 Chelwood Gardens, Kew, Richmond, TW9 4JQ, - 24.06.2024

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

Development Management

Status: GTD Application: 11/1617/HOT

Date: 08/07/2011 Proposed part two storey and single storey side extension and single storey rear extension.

Development Management

Status: REGPD Application: 23/2910/PDE

Date:05/12/2023 single storey rear extension (8.00m depth, 3.43m eaves height, 3.43m overall height)

Development Management

Status: WDN Application:23/3308/HOT

Date:03/01/2024 Part two storey and single storey side extension and single storey rear extension plus, moving the facade of the first-floor side extension toward the road so it is not set back, infilling the corner to the rear to the South West, and adding a two storey rear extension

Development Management

Status: WDN Application:23/3310/HOT

Date:03/01/2024 Part two storey and single storey side extension and single storey rear extension plus, moving the facade of the first-floor side extension toward the road so it is not set back, infilling the corner to the rear to the South West, adding a two storey rear extension, and roof extension

Development Management

Status: CEGPD Application:23/3347/PDE

Date:08/01/2024 Single storey rear extension (6.40m depth, 3.00m eaves height, 3.15m overall height)

Development Management

Status: REF Application:24/0017/PS192

Date:29/02/2024 Construction of new Outbuilding

Development Management

Status: REF Application:24/0018/PS192

Date:27/02/2024 Additions to the roof comprising hip to gable roof extensions and rear dormer. Front rooflights.

Development Management

Status: WDN Application:24/0415/HOT

Date:18/04/2024 Demolition of the side garage and erection of two storey side extensions, and a first-floor rear extension, a single storey rear extension, a new raised roof comprising a gable ended roof with rear dormer and 3 number rooflights within the front roof slope, new solar panels, and a new front boundary wall and gate.

Development Management

Status: PCO Application:24/1584/HOT

Date: Demolition of the side garage and erection of two storey side extensions, and a first floor rear extension, a single storey rear extension, a new raised roof comprising a hipped roof with rear dormer and 3 number rooflights within the front roof slope, new solar panels, and a new front boundary wall and gate

Development Management

Status: PCO Application:24/1723/PS192

Date: Construction of new Outbuilding

Building Control

Deposit Date: 17.05.2010 10 Windows

Reference: 10/FEN00928/FENSA

Building Control

Deposit Date: 23.01.2012 Part two storey and single storey side and rear extension.

Reference: 12/0133/FP

Building Control

Deposit Date: 02.04.2012 Part two storey and single storey side and rear extension.

Reference: 12/0133/FP/1

Building Control

Deposit Date: 11.11.2014 Single storey rear extension and internal alterations

Reference: 14/2552/FP

Building Control

Deposit Date: 26.02.2015 Install replacement windows in a dwelling Install replacement doors in a dwelling

Reference: 15/FEN00469/FENSA

Building Control

Deposit Date: 16.06.2015 Rewire of all circuits

Reference: 15/NAP00236/NAPIT

Building Control

Deposit Date: 16.06.2015 Install a gas-fired boiler

Reference: 15/FEN02659/GASAFE

Application Number	24/1584/HOT
Address	34 Taylor Avenue Kew Richmond TW9 4ED
Proposal	Demolition of the side garage and erection of two storey side extensions, and a first floor rear extension, a single storey rear extension, a new raised roof comprising a gable end roof with rear dormer and 3 number rooflights within the front roof slope, new solar panels, and a new front boundary wall and gate
Contact Officer	Jeremy Maclsaac
Target Determination Date	16/08/2024

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 proposal property is a two-storey, detached dwelling, located on the southern end of Taylor Avenue. The site is not statutorily or locally listed nor is it sited within a conservation area. The application site is subject to the following relevant planning constraints:

Area Susceptible To Groundwater Flood - Environment Agency	Superficial Deposits Flooding - >= 75% - SSA Pool ID: 1492
Article 4 Direction Basements	Article 4 Direction - Basements / Ref: ART4/BASEMENTS / Effective from: 18/04/2018
Community Infrastructure Levy Band	Higher
Increased Potential Elevated Groundwater	GLA Drain London
Risk of Flooding from Surface Water 1 in 1000 chance - Environment Agency	RoFSW Extent 1 In 1000 year chance - SSA Pool ID: 24506
Risk of Flooding from Surface Water 1 in 1000 chance - Environment Agency	RoFSW Extent 1 In 1000 year chance - SSA Pool ID: 45630
Surface Water Flooding (Area Less Susceptible to) - Environment Agency	
Surface Water Flooding (Area Less Susceptible to) - Environment Agency	
Take Away Management Zone	Take Away Management Zone
Village	Kew Village
Village Character Area	Around Chancer Avenue, Atwood Avenue and Taylor Avenue - Area 11 Kew Village Planning Guidance Page 39 CHARAREA02/11/01
Ward	Kew Ward

3. DESCRIPTION OF THE PROPOSAL AND ANY RELEVANT PLANNING HISTORY

The proposed development comprises demolition of the side garage and erection of two storey side extensions, and a first floor rear extension, a single storey rear extension, a new raised roof with rear dormer and 3 number rooflights within the front roof slope, new solar panels, and a new front boundary wall and gate

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

24/P0143/PREAPP - New bay windows, new ground floor rear and side extensions, new first floor rear and side extensions, roof and rear dormer extension, new walls and gates

24/0415/HOT – Withdrawn

Demolition of the side garage and erection of two storey side extensions, and a first-floor rear extension, a single storey rear extension, a new raised roof comprising a gable ended roof with rear dormer and 3 number rooflights within the front roof slope, new solar panels, and a new front boundary wall and gate.

4. CONSULTATIONS CARRIED OUT

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

2 letters of objection have been received and they can be summarised below:

- The proposal has changed from a hip end roof to a gable end roof.
- Public needs time to react to changes
- Never been consulted on the app that they are replying to
- Application is over development
- Not enough distance between subject site and neighbour
- Foundation issues
- Loss of light, overshadowing, loss of privacy

2 letters of support have been received and they can be summarised below:

- Legal procedures which are not material planning considerations
- Boundary law issues, not a planning consideration.

The visual amenity and neighbour amenity sections will be addressed in section 6 below.

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
- 14. Meeting the challenge of climate change, flooding and coastal change

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	Ne
Impact on Amenity and Living Conditions	LP8	Yes	Ne
Impact on Trees, Woodland and Landscape	LP16	Yes	Ne
Impact on Flood Risk and Sustainable Drainage	LP21	Yes	Ne
Sustainable Travel Choices	LP44	Yes	Ne
Parking Standards and Servicing	LP45	Yes	Ne

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	Ne
Local character and design quality	28	Yes	Ne
Trees, Woodland and Landscape	42	Yes	Ne
Amenity and living conditions	46	Yes	Ne
Sustainable travel choices, Vehicular Parking, Cycle Parking, Servicing and Construction Logistics Management	47, 48	Yes	Ne

Supplementary Planning Documents

- Residential Development Standards
- House Extensions and External Alterations
- Kew Village Planning guidance

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:

- i Design and impact on heritage assets
- ii Impact on neighbour amenity
- iii Trees
- iv Transport
- v Flood Risk
- vi Biodiversity

i 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 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 Kew Village Planning Guidance describes the area as follows:

These streets were all developed around the same time in the 1930s. They are made up from a number of developments with distinctive characteristics. Broadly, they can be described as low density, residential developments ranging from bungalows to short terraces though most are semi-detached pairs. Vernacular inspired detailing predominates with half-timbering and gables being common characteristics. The buildings all have front and rear gardens. There are landmarks which provide areas of open space including the North Sheen Bowling Club and the Barn Church of St Philip and All Saints

Each design element will be assessed individually below:

Ground floor rear/side extension

- The single storey rear/side ground floor extension proposes an uplift of approx. 40sqm by extending the existing garage and living/dining room area. Although there is a large uplift in floorspace, when viewed in conjunction with the other proposals, the ground floor extension is not considered to appear overly large or dominant.
- The rear of Taylor Avenue is varied in design and character, therefore the extension is not considered to adversely impact the original dwelling or the surrounding locality.
- The extension remains below the cill of the first floor windows, remaining subservient to the main dwelling.
- Materiality is acceptable. The brick, render and fenestration are characteristic for the locality. The slate roof whilst untypical for this street will be suitably high quality and not harmful.
- The fenestration design to the rear ground floor is considered acceptable as it would not disrupt the existing window hierarchy. It is acknowledged that the neighbouring properties at no. 32 and 36 also feature full length glass doors that lead onto the garden. As such it would not be out of character.

First floor side extension

- Adding an extension to the front of a house 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, its entrance. The addition should enhance rather than detract from the original house, with the aim being to make the addition 'belong' to the house'.
- The proposed extension would not be greater than half the width of the main property, and as such, would not be viewed as overly wide or dominant from the street.

- It is not set back from the front elevation by 1m as per SPD guidance. It is noted however, that an integrated approach was taken at the neighbouring no. 32 and No.26. Given the examples in the street, an integrated rather than subservient approach is acceptable.
- The site is a detached dwelling on a row of predominantly semi-detached houses. The proposed extension would lead to the infilling of gaps between itself and no. 32, however, would retain a level of separation given the 0.95m set in from the boundary. Given the close correlation with the policy requirement of a 1m separation gap and the gap retained at no 32, this is considered acceptable.

Rear first floor rear extension

- The addition of a two storey rear extension is not objected to in principle. The width of the extension is SPD compliant and the combined depth/width and flat roof design is of a suitable scale as not to appear overly dominant.

Roof Reconfiguration

- The house extensions SPD notes that an extension that results in the conversion of an existing hip roof into a gabled roof is not desirable and will not be encouraged.
- It is noted that there are several hip to gable roof extensions in the locality, including at Nos 36, 38, 40, 44, 46, 50 and 52.
- The new roof is proposed to have a gable end roof which is acceptable, as it will not be incongruous in the context of the streetscene and being on a detached property, there will no consequent impacts on symmetry with other properties.
- The rear dormer has been reduced in size. Whilst still large, it is set down from the ridge, modestly up from the eaves and in from both sides sufficiently to ensure that it does not dominate the roof. The fenestration is of a suitable scale and the combined impact is of a proportionate extension that will not appear incongruous in this locality.

Windows

- The proposed replacement bay window at ground floor with a white painted timber sash is considered a positive attribute and an improvement. This window will be surrounded by brickwork.
- The first floor bay window will also be white painted timber sash and will have a rendered finish around it. This style would not appear alien to the area and no objections are raised to the design of the bay.

Rooflights

- No objections are raised to the rooflights, this is an appropriate amount for the host dwelling. There are many instances of front facing rooflights along Taylor Avenue.

Fence and Gates

- The proposal seeks to replace this boundary treatment with a new low brick wall portion and black painted steel railings above. The gates will be steel and the same colour as the railings.
- Whilst there is a mix of walls, fencing and hedgerow characterising the street scene, the host site and neighbouring properties are characterised by low front boundary treatments of broadly comparable, low heights. The officer has received amended fence heights for the boundary. They have been reduced to match the height of the fences at no. 43. No objections are raised to this portion of the proposal.

Overall the scheme accords with LP1 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. 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 3m in depth for a terrace 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.

Extensions that create an unacceptable sense of enclosure or appear overbearing when seen from neighbouring gardens or rooms will not be permitted. A new extension should not result in any substantial loss of privacy to adjoining dwellings and gardens to prevent overlooking.

Residential development should not cause any significant loss of daylight or sunlight to habitable rooms or gardens in neighbouring properties.

All new development will be required to protect the amenity and living conditions for occupants of new, existing, adjoining and neighbouring properties.

No. 32 and 36 to the north and south benefit from ground floor and roof alterations.

The ground and first-floor extensions pass the BRE test from neighbouring rear elevation windows. Therefore, the daylight and sunlight available to both neighbours is not considered to be adversely affected.

The single storey extension projects no further than the rear elevation of no. 32 and projects approximately 1.45m beyond the rear elevation of no. 36 which is SPD compliant.

No. 32 does not feature any upper floor windows serving habitable rooms, therefore the side extension and its 0.95m set in from the boundary, is not considered adversely impact on the amenity of those neighbours.

No. 36 features a side facing window at first floor level and roof level. It is understood that these serve a hallway and so no demonstrable harm arises to any habitable rooms. The additional bulk and mass and fenestration at roof level is not considered to result in unreasonable levels of enclosure and loss of light when compared to the existing.

No adverse impacts are considered to arise from the additional fenestration at roof level, given existing mutual levels of overlooking from the dormers at neighbouring dwellings. First floor windows, and second floor rooflights to the side elevation would be conditioned as obscure glazed where they are below 1.7m above finished floor level.

As a result of the above, the proposed scheme is considered compliant with policies LP8 of the Local Plan and LP46 of the Publication Local Plan.

iii Trees

Policies LP15 and LP16 seek to protect biodiversity and health and longevity of trees, woodland and landscape in the borough. Local Plan policy LP16, subsection 5 requires;

"That trees are adequately protected throughout the course of development, in accordance with British Standard 5837 - Trees in relation to design, demolition and construction, Recommendations (2012)."

Submitted Arboricultural details

We note the submission of the "Arboricultural Impact Assessment (AIA) Project no: 2226, dated 08/02/2024". A BS5837:2012 survey is included within this report. Unless otherwise specified, all tree numbers and species identification will refer to those used in the tree survey schedule in this document.

Appendix A. Tree protection plan drawing No. 2226-01 specifically deals with the construction of the front garden boundary wall.

It is necessary to identify trees that will be affected by development and satisfy the Local Planning Authority that retained trees will not be damaged during demolition or construction.

This is to ensure development protects, respects, contributes to, and enhances trees and landscapes, in accordance with LBR Local Plan (LBRLP) 5.5, Policy LP16, subsection 5 and pursuant to section 197 of the Town and Country Planning Act 1990.

LBRuT Local Plan, policy LP16, subsection 5. requires;

"That trees are adequately protected throughout the course of development, in accordance with British Standard 5837 - Trees in relation to design, demolition and construction, Recommendations (2012).

On examination it is considered that the recommendations and working methodologies of the aforementioned Tree Report are consistent with good Arboricultural practice for construction activities around trees and are in line with the British Standard BS5837 (2012) in the execution of this proposal.

The Council has no objections to the development subject to conditions. The proposal is in keeping with policy LP 16 of the local plan and policy 42 of the publication local plan.

iv Transport

The applicant proposes to keep existing access on the western side of Taylor Avenue (unclassified Road).

The site has a PTAL of 2 and is in a Controlled Parking Zone (CPZ) 'KA - Kew' Times: Monday to Friday 10am to noon (Bank and Public holidays free). Residents of 34 Taylor Avenue are eligible for Parking permits.

Due the characteristics of the project it increases in one the number of bedrooms, so it won't change the parking requirements.

As the proposal states, due to this site being within a high-density residential area, it is likely that many such delivery vehicles will already be serving several neighbouring properties/areas, and therefore not be new to the local network the site in forward gear if needed.

Emergency service vehicles can also service the site from the highway if needed.

The scheme complies with policies LP44 and LP45 of the Local Plan.

v Flood Risk

Policy LP21 of the Local Plan seeks to ensure development minimises and reduces flood risk from all sources and does not exacerbate flood risk elsewhere.

The site is within Risk of Flooding from Surface Water 1 in 1000 chance - Environment Agency.

The applicant has submitted a flood risk report which is considered satisfactory.

Therefore, no objection is raised to the proposal in this regard.

vi Fire Safety

Policy D12 relates to fire safety. The policy requires all development to submit a fire safety statement to demonstrate compliance with Part A of Policy D12.

A fire safety statement has been submitted which meets and aims and objectives of Policy D12. A condition will be attached requiring the development to adhere to this statement on an ongoing basis.

This does not override the need to obtain building regulations approval, with specific regard to the fire safety aspects of the building regulations regime. In view of the above, the proposal complies with

policy D12 of the London Plan.

vii 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.

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 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

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):JMA.....

Dated:20.08.2024.....

I agree the recommendation:

This application has been subject to representations that are contrary to the officer recommendation.

The Head of Development Management / South Area Team Manager has considered those representations and concluded that the application can be determined without reference to the Planning Committee in conjunction with existing delegated authority.

South Area Team Manager:ND.....

Dated:13.09.2024.....