

Application reference: 23/1565/OUT
EAST SHEEN WARD

Date received	application	Date made valid	Target report date	8 Week date
07.06.2023		21.06.2023	16.08.2023	16.08.2023 EOT agreed 20.09.2024

Site:

Garages And Land Adjacent Railway, South Worple Way, East Sheen, London

Proposal:

Outline application for demolition of existing garages and erection of 4 x 2 bedroom flats and 1 x 2 bedroom house with associated hard and soft landscaping, parking and cycle and refuse store. Landscaping to form part of the reserved matters.

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

APPLICANT NAME

.
c/o agent
.
.

AGENT NAME

Mr J Cox
Dorset House
297-299 Kingston Road
Leatherhead
KT22 7PL
United Kingdom

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

Consultations:

Internal/External:

Consultee

LBRuT Lead Local Flood Authority
LBRUT Transport
LBRuT Lead Local Flood Authority
LBRuT Non-Commercial Environmental Health Noise Issues
LBRuT Lead Local Flood Authority
LBRuT Waste Services
LBRuT Non-Commercial Environmental Health Noise Issues
LBRUT Environmental Health Contaminated Land
LBRuT Ecology
LBRuT Trees Preservation Officer (South)
LBRuT Lead Local Flood Authority
Network Rail
14D Urban D
LBRUT Transport
14D POL
LBRUT Transport

Expiry Date

10.07.2024
07.03.2024
10.09.2024
13.09.2023
13.09.2023
05.07.2023
05.07.2023
05.07.2023
05.07.2023
12.07.2023
05.07.2023
12.07.2023
05.07.2023
05.07.2023
05.07.2023
25.09.2023

Neighbours:

1 Sheen Road, Richmond, TW9 1AD, - 21.06.2023
29 Glendower Road, East Sheen, London, SW14 8NY, - 21.06.2023

8 Alexandra Road,East Sheen,London,SW14 8DN - 21.06.2023
59 Queens Road,East Sheen,London,SW14 8PH, - 21.06.2023
48 South Worple Way,East Sheen,London,SW14 8PB, - 21.06.2023
15 Oaklands Road,East Sheen,London,SW14 8NJ, -
49 South Worple Way,East Sheen,London,SW14 8PB, - 21.06.2023
3 Fitzgerald Avenue,East Sheen,London,SW14 8SZ, - 21.06.2023
22 Victoria Road,Mortlake,London,SW14 8EX -
4 Park Drive,East Sheen,London,SW14 8RD -
3 Oaklands Road,East Sheen,London,SW14 8NJ, - 21.06.2023
7 Fitzgerald Avenue,East Sheen,London,SW14 8SZ, - 21.06.2023
1 Oaklands Road,East Sheen,London,SW14 8NJ, - 21.06.2023
17 Howgate Road,East Sheen,London,SW14 8NQ, - 21.06.2023
17 Oaklands Road,East Sheen,London,SW14 8NJ, - 21.06.2023
11 Glendower Road,East Sheen,London,SW14 8NY, - 21.06.2023
51 Queens Road,East Sheen,London,SW14 8PH, - 21.06.2023
6 Cromwell Place,Mortlake,London,SW14 7HA, - 21.06.2023
1 Fitzgerald Road,Mortlake,London,SW14 8HA, - 21.06.2023
13 Oaklands Road,East Sheen,London,SW14 8NJ, - 21.06.2023
14 Enmore Court,Enmore Gardens,East Sheen,London,SW14 8RF, - 21.06.2023
34 Wallorton Gardens,East Sheen,London,SW14 8DX, - 21.06.2023
4 Vicarage Drive,East Sheen,London,SW14 8RX, - 21.06.2023
34 Howgate Road,East Sheen,London,SW14 8NQ, - 21.06.2023
11 Oaklands Road,East Sheen,London,SW14 8NJ, - 21.06.2023
40 Howgate Road,East Sheen,London,SW14 8NQ, - 21.06.2023
15 Howgate Road,East Sheen,London,SW14 8NQ, - 21.06.2023
65 Grosvenor Avenue,East Sheen,London,SW14 8BU, - 21.06.2023
56 Gilpin Avenue,East Sheen,London,SW14 8QY, -
9 Howgate Road,East Sheen,London,SW14 8NQ, - 21.06.2023
72 North Worple Way,Mortlake,London,SW14 8PR, - 21.06.2023
Front Part,29 Sheen Lane,Mortlake,London,SW14 8HY, - 21.06.2023
90 North Worple Way,Mortlake,London,SW14 8QQ, - 21.06.2023
89 North Worple Way,Mortlake,London,SW14 8QQ, - 21.06.2023
58A Alder Road,Mortlake,London,SW14 8ER, - 21.06.2023
58 Alder Road,Mortlake,London,SW14 8ER, - 21.06.2023
31 Alder Road,Mortlake,London,SW14 8ER, - 21.06.2023
79 North Worple Way,Mortlake,London,SW14 8PP, - 21.06.2023
78 North Worple Way,Mortlake,London,SW14 8PP, - 21.06.2023
1 Victoria Road,Mortlake,London,SW14 8EX, - 21.06.2023
77 North Worple Way,Mortlake,London,SW14 8PP, - 21.06.2023
2A Victoria Road,Mortlake,London,SW14 8EX, - 21.06.2023
2 Victoria Road,Mortlake,London,SW14 8EX, - 21.06.2023
76 North Worple Way,Mortlake,London,SW14 8PP, - 21.06.2023
201 South Worple Way,East Sheen,London,SW14 8NG - 21.06.2023
Bridge Cottage,South Worple Way,East Sheen,London,SW14 8NG, - 21.06.2023
82 South Worple Way,East Sheen,London,SW14 8NG, - 21.06.2023
80 South Worple Way,East Sheen,London,SW14 8NG, - 21.06.2023
77 South Worple Way,East Sheen,London,SW14 8NG, - 21.06.2023
74 South Worple Way,East Sheen,London,SW14 8NG, - 21.06.2023
Flat 2,83 South Worple Way,East Sheen,London,SW14 8NG, - 21.06.2023
Flat 1,83 South Worple Way,East Sheen,London,SW14 8NG, - 21.06.2023
Ground Floor Flat,79 South Worple Way,East Sheen,London,SW14 8NG - 21.06.2023
81 South Worple Way,East Sheen,London,SW14 8NG, -
78 South Worple Way,East Sheen,London,SW14 8NG, - 21.06.2023
76 South Worple Way,East Sheen,London,SW14 8NG, - 21.06.2023
75 South Worple Way,East Sheen,London,SW14 8NG, - 21.06.2023
Flat 3,83 South Worple Way,East Sheen,London,SW14 8NG - 21.06.2023
16 Howgate Road,London,SW14 8NQ - 21.06.2023
Flat 4,83 South Worple Way,East Sheen,London,SW14 8NG, - 21.06.2023
Top Flat,79 South Worple Way,East Sheen,London,SW14 8NG, - 21.06.2023
86B South Worple Way,East Sheen,London,SW14 8NG - 21.06.2023

86A South Worple Way,East Sheen,London,SW14 8NG - 21.06.2023
Flat 2,89 South Worple Way,East Sheen,London,SW14 8NG, - 21.06.2023
Flat 1,89 South Worple Way,East Sheen,London,SW14 8NG, - 21.06.2023
Studio Flat,85 South Worple Way,East Sheen,London,SW14 8NG, - 21.06.2023
90 South Worple Way,East Sheen,London,SW14 8NG, - 21.06.2023
87 South Worple Way,East Sheen,London,SW14 8NG, - 21.06.2023
1 Howgate Road,East Sheen,London,SW14 8NQ, - 21.06.2023
91 South Worple Way,East Sheen,London,SW14 8NG, - 21.06.2023
88 South Worple Way,East Sheen,London,SW14 8NG, - 21.06.2023
85 South Worple Way,East Sheen,London,SW14 8NG, - 21.06.2023
4 Howgate Road,East Sheen,London,SW14 8NQ, - 21.06.2023
6 Howgate Road,East Sheen,London,SW14 8NQ, - 21.06.2023
2 Howgate Road,East Sheen,London,SW14 8NQ, - 21.06.2023
East House,109 South Worple Way,East Sheen,London,SW14 8TN - 21.06.2023
79 North Worple Way,Mortlake,London,SW14 8PP, - 21.06.2023
107 South Worple Way,East Sheen,London,SW14 8ND, - 21.06.2023
Flat 3,95 South Worple Way,East Sheen,London,SW14 8ND, - 21.06.2023
Flat 2,96 South Worple Way,East Sheen,London,SW14 8ND, - 21.06.2023
96 South Worple Way,East Sheen,London,SW14 8ND, - 21.06.2023
Suite E,95 South Worple Way,East Sheen,London,SW14 8ND, - 21.06.2023
Suite D,95 South Worple Way,East Sheen,London,SW14 8ND, - 21.06.2023
Suite A,95 South Worple Way,East Sheen,London,SW14 8ND, - 21.06.2023
Flat 5,95 South Worple Way,East Sheen,London,SW14 8ND, - 21.06.2023
Flat 4,95 South Worple Way,East Sheen,London,SW14 8ND, - 21.06.2023
Flat 1,96 South Worple Way,East Sheen,London,SW14 8ND, - 21.06.2023
Flat 2,95 South Worple Way,East Sheen,London,SW14 8ND, - 21.06.2023
Flat 1,95 South Worple Way,East Sheen,London,SW14 8ND, - 21.06.2023
37 Sheen Lane,East Sheen,London,SW14 8AB, - 21.06.2023
33 Sheen Lane,East Sheen,London,SW14 8AB, - 21.06.2023
95 South Worple Way,East Sheen,London,SW14 8ND, - 21.06.2023
104 South Worple Way,East Sheen,London,SW14 8ND, - 21.06.2023
105 South Worple Way,East Sheen,London,SW14 8ND, - 21.06.2023
31 Sheen Lane,East Sheen,London,SW14 8AB, - 21.06.2023
106 South Worple Way,East Sheen,London,SW14 8ND, - 21.06.2023
19 Howgate Road,London,SW14 8NQ - 21.06.2023
26 Sutherland Gardens,East Sheen,London,SW14 8DB, - 21.06.2023
18 Glendower Road,East Sheen,London,SW14 8NY, - 21.06.2023
34 Lewin Road,East Sheen,London,SW14 8DR, - 21.06.2023
31 St Leonards Road,East Sheen,London,SW14 7LY, - 21.06.2023
13 Howgate Road,East Sheen,London,SW14 8NQ, - 21.06.2023
19 Glendower Road,East Sheen,London,SW14 8NY, - 21.06.2023
166 Sheen Lane,East Sheen,London,SW14 8LZ, - 21.06.2023
9 East Sheen Avenue,East Sheen,London,SW14 8AR, - 21.06.2023
6 Oaklands Road,East Sheen,London,SW14 8NJ, - 21.06.2023
23 Chisholm Road,Richmond,TW10 6JH, - 21.06.2023
38 Howgate Road,East Sheen,London,SW14 8NQ, - 21.06.2023
2 Walpole Avenue,Richmond,TW9 2DJ, - 21.06.2023
32 Church Avenue,East Sheen,London,SW14 8NN, - 21.06.2023
7 Princes Road,East Sheen,London,SW14 8PE, - 21.06.2023
24 Queens Road,East Sheen,London,SW14 8PJ, - 21.06.2023
12 South Worple Way,East Sheen,London,SW14 8ST, - 21.06.2023
20 Grosvenor Gardens,Barnes,London,SW14 8BY, - 21.06.2023
First Floor Flat,58 Suffolk Road,Barnes,London, - 21.06.2023
Unit P16,The Old Power Station,Mortlake High Street,Mortlake,London,SW14 8SN, - 21.06.2023
2 Second Avenue,Mortlake,London,SW14 8QE, - 21.06.2023
10 Oaklands Road,East Sheen,London,SW14 8NJ, - 21.06.2023
5 Church Avenue,East Sheen,London,SW14 8NW, - 21.06.2023
1 Elm Grove Road,Barnes,London,SW13 0BU, - 21.06.2023
5 Howgate Road,East Sheen,London,SW14 8NQ, - 21.06.2023
8 Avenue Gardens,East Sheen,London,SW14 8BP, - 21.06.2023

10 Cedar Court, Sheen Lane, East Sheen, London, SW14 8LY, - 21.06.2023

25 Trehern Road, East Sheen, London, SW14 8PD, - 21.06.2023

6 Cromwell Place, Mortlake, London, SW147HA - 21.06.2023

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

Development Management

Status: NONDET Application:89/0387/OUT

Date:27/09/1989 Redevelopment Of Garages To Form 60 Parking Bays And 10 No.b1 Business Units.

Development Management

Status: REF Application:89/1466/OUT

Date:30/08/1989 Redevelopment Of Garages To Form 60 Parking Bays And 10 Business Units

Development Management

Status: REF Application:88/1903/O/A

Date:12/10/1988 Redevelopment of existing lock up garages to provide 10 No. 2 bed houses, 10 No. car ports, 23 No. garages and 23 No. off street parking spaces.

Development Management

Status: REF Application:88/1305/O/A

Date:21/07/1988 Erection of a terrace of 12 x 3 storey, 2 bed dwelling houses with integral garages plus 19 garages and 19 car parking spaces.

Development Management

Status: REF Application:88/0833

Date:27/05/1988 Erection of Terrace of 14 x 2 stories, 2 bed dwelling houses plus 14 garages and 14 car parking spaces.

Development Management

Status: WDN Application:19/0065/FUL

Date:03/10/2019 Demolition of 30 garages and erection of 6 three-bedroom, five-person detached dwellings with forecourt parking and associated landscaping.

Development Management

Status: GTD Application:19/3324/FUL

Date:30/09/2020 Demolition of 30 garages and erection of 5 x 3 bedroom detached dwellings with associated hard and soft landscaping, parking and cycle and refuse stores

Development Management

Status: GTD Application:19/3324/DD01

Date:03/08/2022 (APPROVE) Details pursuant to condition U0092258 - Potentially Contaminated Sites (IN PART) of planning permission 19/3324/FUL (REFUSE) Details pursuant to condition U0092260 - Construction Method Statement of planning permission 19/3324/FUL.

Development Management

Status: REF Application:19/3324/NMA

Date:20/09/2022 Non-material amendment to planning permission 19/3324/FUL - 1) The proposal is that the stores to the rear of plots nos. 1 - 5 inclusive are to be constructed using a more lightweight method and are to have an external finish of Cedral fibre cement cladding - a timber look-a-like' effect. 2) The rear wall specification is changed to a 2.5m high timber effect fence with King Posts by 'Team Elite' or similar. 3) The front garden is to receive a 600mm high timber picket fence instead of the masonry wall. 4) The boundary wall to the east of the site (east of plot no. 5) is to be a 1800mm high timber close boarded fence. 5) Rear walls to units 2,3 & 4 are to be fully rendered.

Development Management

Status: GTD Application:19/3324/DD02

Date:11/07/2023 Details pursuant to condition U0092257 - Hard and Soft Landscaping, U0092264 - Sustainable Drainage System (SuDS), U0092266 - Details of boundary treatment, and U0092273 - External illumination, of planning permission 19/3324/FUL.

Development Management

Status: GTD Application:19/3324/DD03

Date:05/07/2023 Details pursuant to condition U0092256 - External Materials

Development Management

Status: GTD Application:22/3792/VRC

Date:01/08/2023 Variation of planning approval 19/3324/FUL - condition U0092255 (Approved Drawings) to allow for alterations to approved fenestration; materials; floor plan amendments; roof form changes; external storage siting; and increase of finish area.

Development Management

Officer Planning Report – Application 20/3657/FUL Page 4 Of 16

Status: PCO Application:23/1565/OUT

Date: Outline application for demolition of existing garages and erection of 4 x 2 bedroom flats and 1 x 2 bedroom house with associated hard and soft landscaping, parking and cycle and refuse store. Landscaping to form part of the reserved matters.

Development Management

Status: GTD Application:19/3324/DD04

Date:13/12/2023 Details pursuant to condition U0092259 - PV panels, of planning permission 19/3324/FUL.

Appeal

Validation Date: Erection of Terrace of 14 x 2 stories, 2 bed dwelling houses plus 14 garages and 14 car parking spaces.

Reference: 88/0833

Appeal

Validation Date: 02.01.1990 Redevelopment Of Garages To Form 60 Parking Bays And 10 No.b1 Business Units.

Reference: 20/0153/AP/NON

Enforcement

Opened Date: 23.06.2022 Enforcement Enquiry

Reference: 22/0308/EN/NAP

Enforcement

Opened Date: 07.03.2023 Enforcement Enquiry

Reference: 23/0100/EN/USN

Application Number	23/1565/OUT
Address	Garages And Land Adjacent Railway South Worples Way East Sheen London
Proposal	Outline application for demolition of existing garages and erection of 4 x 2 bedroom flats and 1 x 2 bedroom house with associated hard and soft landscaping, parking and cycle and refuse store. Landscaping to form part of the reserved matters.
Contact Officer	Jack Davies
Legal Agreement	No

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 site currently consists of 15 lock up garages and is located on the northern side of South Worples Way in East Sheen between Howgate Road and Church Avenue. The site is within short walking distance of Mortlake Railway Station, which is located at the junction of South Worples Way and Sheen Lane. Regular bus services are also accessible along Sheen Lane.

The site was formerly part of a longer line of 45 single storey lock up garages, originally constructed as ancillary car-parking for residential houses, with concrete hardstanding between the front of the garages and the carriageway of South Worples Way. It is noted that the 30 garages which do not form part of this permission benefit from a permission for 5 dwellings as outlined in the planning history section below. It appears that these dwellings have since been constructed.

The northern boundary of the site is formed by the Richmond to Waterloo railway line. Adjacent to the site to the west is a property understood to be within use Class E

The surrounding area is predominantly residential, not within a conservation area and does not contain any Listed Buildings or Buildings of Townscape Merit, however the southern boundary of the Mortlake and Barnes Conservation Area is on the other side of the intervening railway line on the north side of north Worples Way. There is vegetation and semi-mature trees within the back-portion of the site. Part of the back portion falls within Flood Zone 2 (medium probability of flooding), though benefiting from flood defences. The site is not located in an area of Archaeological priority. The site is part of the East Sheen Village which has a relevant Character Area Village Planning SPD

3. DESCRIPTION OF THE PROPOSAL AND ANY RELEVANT PLANNING HISTORY

The application proposes an outline application for demolition of existing garages and erection of 4 x 2 bedroom flats and 1 x 2 bedroom house with associated hard and soft landscaping, parking and cycle and refuse store. Landscaping to form part of the reserved matters.

Planning history relevant to this application is listed below:

Application	Description	Determination
23/1565/OUT	Outline application for demolition of existing garages and erection of 4 x 2 bedroom flats and 1 x 2 bedroom house with associated hard and soft landscaping, parking and cycle and refuse store. Landscaping to form part of the reserved matters.	Withdrawn

22/3792/VRC	Variation of planning approval 19/3324/FUL - condition U0092255 (Approved Drawings) to allow for alterations to approved fenestration; materials; floor plan amendments; roof form changes; external storage siting; and increase of finish area.	Granted
19/3324/NMA	Non-material amendment to planning permission 19/3324/FUL - 1) The proposal is that the stores to the rear of plots nos. 1 - 5 inclusive are to be constructed using a more lightweight method and are to have an external finish of Cedral fibre cement cladding - a timber look-a-like' effect. 2) The rear wall specification is changed to a 2.5m high timber effect fence with King Posts by 'Team Elite' or similar. 3) The front garden is to receive a 600mm high timber picket fence instead of the masonry wall. 4) The boundary wall to the east of the site (east of plot no. 5) is to be a 1800mm high timber close boarded fence. 5) Rear walls to units 2,3 & 4 are to be fully rendered.	Refused
19/3324/FUL	Demolition of 30 garages and erection of 5 x 3 bedroom detached dwellings with associated hard and soft landscaping, parking and cycle and refuse stores	Granted
19/0065/FUL	Demolition of 30 garages and erection of 6 three-bedroom, five-person detached dwellings with forecourt parking and associated landscaping.	Withdrawn 03/10/2019
89/1466/OUT	Redevelopment Of Garages To Form 60 Parking Bays And 10 Business Units	Refused 30/08/1989
88/1903/O/A	Redevelopment of existing lock up garages to provide 10 No. 2 bed houses, 10 No. car ports, 23 No. garages and 23 No. off street parking spaces.	Refused 12/10/1988
88/1305/O/A	Erection of a terrace of 12 x 3 storey, 2 bed dwelling houses with integral garages plus 19 garages and 19 car parking spaces.	Refused 21/07/1988
88/0833	Erection of Terrace of 14 x 2 stories, 2 bed dwelling houses plus 14 garages and 14 car parking spaces.	Refused 27/05/1988 Appeal dismissed 12/01/1989

4. CONSULTATIONS CARRIED OUT

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

6 x objections were received which can be summarised as follows:

- Parking arrangement to cause safety risk
- Adds to congestion and overcrowding of the area
- Separate developments used to avoid CIL and affordable housing charges
- Houses overbearing
- Fire engine and service access implications
- Loss of on street parking
- Loss of garages would be detriment to community
- Traffic increase
- Loss of light
- Construction disruptive

2 x observations were also received which raised concerns about the adjacent developments being separate and avoiding on site affordable housing and CIL charges, and a comment which requests the proposals be designed relatively attractively.

These points are addressed in the assessment below.

The scheme was amended, omitting the 2 of the parking spaces in order to allow proper access to the street for fire and services vehicles. It was not necessary to reconsult neighbours.

5. MAIN POLICIES RELEVANT TO THE DECISION

NPPF (2023)

The key chapters applying to the site are:

- 4. Decision-making
- 5. Delivering a sufficient supply of homes
- 12. Achieving well-designed places

These policies can be found at:

https://assets.publishing.service.gov.uk/media/65a11af7e8f5ec000f1f8c46/NPPF_December_2023.pdf

London Plan (2021)

The main policies applying to the site are:

- G1 Building strong and Inclusive communities
- G2 Making the best use of land
- G4 Delivering the homes Londoners need
- D3 Optimising site capacity through design-led approach
- D4 Delivering good design
- D5 Inclusive Design
- D6 Housing quality and standards
- D12 Fire Safety
- D14 Noise
- H1 Increasing Housing supply
- H2 Small sites
- H4 – Delivering affordable housing
- S12 – Minimising greenhouse gas emissions
- S18 – Waste capacity
- T4 – Assessing and Mitigating transport impacts
- T5 – Cycling
- T6 – Car Parking
- T7 – Deliveries, servicing and construction

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	
Impact on Amenity and Living Conditions	LP8	Yes	
Flood Risk	LP21	Yes	
Impact on Trees and Biodiversity	LP15, LP16	Yes	
Sustainable Design and Construction	LP20, LP22, LP23	Yes	
Waste Management	LP24	Yes	
New Housing, Mix, Standard	LP34, LP35	Yes	
Affordable Housing	LP36	Yes	
Parking Standards and Servicing	LP45	Yes	

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	Draft Local Plan Policy
Local Character and Design Quality	LP15, LP28
Impact on Heritage Assets	LP28, LP29
Impact on Amenity and Living Conditions	LP46
Impact on Trees, Woodland and Landscape	LP42
Impact on Flood Risk and Sustainable Drainage	LP8
Sustainable Design and Construction	LP4, LP6, LP9
Waste Management	LP7
New Housing, Loss of Housing, Mix, Standards and Affordable Housing	LP10, LP11, LP13, LP14
Parking Standards and Servicing	LP48

Supplementary Planning Documents

Affordable Housing
 Design Quality
 Transport
 Refuse and Recycling Storage Requirements
 Residential Development Standards
 Small and Medium Housing Sites
 Sustainable Construction Checklist
 Buildings of Townscape Merit
 Conservation Areas
 Village Plan – East Sheen

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 Principle of Use
- ii Design and impact on local character
- iii Flood Risk
- iv Impact on neighbour amenity
- v Residential standards
- vi Affordable housing
- vii Sustainability
- viii Transport
- ix Trees/Biodiversity
- x Fire Safety
- xi Contaminated land

Issue i – Principle of Use

In Accordance with the London Plan 2021, Richmond's 10 year Housing targets for (2019/20 -2028/29) is 4,110.

Local Plan Policy LP35A states that Development should generally provide family sized accommodation, except within the five main centres and Areas of Mixed Use where a higher proportion of small units would be appropriate. The housing mix should be appropriate to the site-specifics of the location.

The London Plan 2021 Policy H2 'Small Sites' states that:

A Boroughs should pro-actively support well-designed new homes on small sites (below 0.25 hectares in size) through both planning decisions and plan-making in order to:

- 1) significantly increase the contribution of small sites to meeting London's housing needs*
- 2) diversify the sources, locations, type and mix of housing supply*
- 3) support small and medium-sized housebuilders*
- 4) support those wishing to bring forward custom, self-build and community led housing*
- 5) achieve the minimum targets for small sites set out in Table 4.2 as a component of the overall housing targets set out in Table 4.1.*

B Boroughs should:

- 1) recognise in their Development Plans that local character evolves over time and will need to change in appropriate locations to accommodate additional housing on small sites*
- 2) where appropriate, prepare site-specific briefs, masterplans and housing design codes for small sites*
- 3) identify and allocate appropriate small sites for residential development*
- 4) list these small sites on their brownfield registers*
- 5) grant permission in principle on specific sites or prepare local development orders.*

The benefits arising from the contribution of additional residential units would be generally in accordance with Policy LP34 and London Plan policy H2 which proactively supports new homes on small sites. The supporting text to that policy states that "For London to deliver more of the housing it needs, small sites (below 0.25 hectares in size) must make a substantially greater contribution to new supply across the city. Therefore, increasing the rate of housing delivery from small sites is a strategic priority. Achieving this objective will require positive and proactive planning by boroughs both in terms of planning decisions and planmaking".

The text continues to note that "Incremental intensification of existing residential areas within PTALs 3-6 or within 800m distance of a station or town centre boundary is expected to play an important role in contributing towards the housing targets for small sites set out in Table 4.2. This can take a number of forms, such as: new build, infill development, residential conversions, redevelopment or extension of existing buildings, including non-residential buildings and residential garages, where this results in net additional housing provision. These developments should generally be supported where they provide well-designed additional housing to meet London's needs." The site is within an area supported for incremental intensification and the net addition to the housing stock must be attributed weight as a benefit of the scheme.

The proposal is for 5 x 2 bed dwellings. The site is located outside of a main centre location and as such family accommodation is preferred. It is considered that 2 bedroom dwellings could provide accommodation for a small family and as such there is no objection to the proposed mix.

Local Plan Policy LP39 states:

All infill and backland development must reflect the character of the surrounding area and protect the amenity and living conditions of neighbours. In considering applications for infill and backland development the following factors should be addressed:

- 1. Retain plots of sufficient width for adequate separation between dwellings;*
- 2. Retain similar spacing between new buildings to any established spacing;*
- 3. Retain appropriate garden space for adjacent dwellings;*
- 4. Respect the local context, in accordance with policy LP 2 Building Heights;*
- 5. Enhance the street frontage (where applicable) taking account of local character;*
- 6. Incorporate or reflect materials and detailing on existing dwellings, in accordance with policy LP 1 Local Character and Design Quality;*
- 7. Retain or re-provide features important to character, appearance or wildlife, in accordance with policy LP 16 Trees and Landscape;*
- 8. Result in no unacceptable adverse impact on neighbours, including loss of privacy to existing homes or gardens, in accordance with policy LP 8 Amenity and Living Conditions;*
- 9. Provide adequate servicing, recycling and refuse storage as well as cycle parking;*
- 10. Result in no unacceptable impact on neighbours in terms of visual impact, noise or light from vehicular access or car parking.*

Subject to compliance with Local Plan Policy LP39 (which will be assessed below) the principle of the scheme is considered acceptable.

Issue ii- Design and impact on Local Character

Local Plan Policy LP1 states that the Council will require all development to be of high architectural and urban design quality. The high-quality character and heritage of the borough and its villages will need to be maintained and enhanced where opportunities arise. Development proposals will have to demonstrate a thorough understanding of the site and how it relates to its existing context, including character and appearance, and take opportunities to improve the quality and character of buildings, spaces and the local area.

The existing garages are not considered to contribute to the importance of the locality, and therefore there is no objection to their demolition.

The dwellings which are proposed to replace the garages are two storey in height and separated into 4 x 2 bedroom block of flats and a 1 x 2 bedroom house.

The general scale and design of the proposals are considered to be suitable. The general pattern of development in the locality is two storey terraced houses, however it is noted that the site adjacent approved 5 x detached dwellings and there is a larger residential building adjacent the site of which the proposed flat building has similar design and scale. The eaves height of the flatted building aligns with the unit adjacent, and the scale appropriately transitions down to the dwellinghouse which aligns with the new build properties adjacent.

The proposed building frontage is set slightly behind those recently constructed adjacent which is considered acceptable. It is noted there are 2 x parking spaces sited parallel to the road which are not characteristic of the locality, however it is not considered this would amount to harm which would warrant a reason for refusal.

The proposed buildings are to be separated from either boundary by 2.3m on the western side and 2.7m on the eastern. The block of flats is separated from the detached dwelling on site by a 2m gap. It is considered that these spacings are adequate and effectively break up the bulk of the proposed development whilst also making effective use of land. It is noted that further façade articulation could be incorporated to the block of flats in order to further reduce visual impact, however further details in regards to material and finishes can be conditioned.

There is various landscaping proposed to the frontage as well as the rear. Further details can be secured by way of condition noting that landscaping is a reserved matter.

The rear elevations are relatively blank. The proximity of the ground floor to the rear boundary is such that this will not be apparent in public views. The upper floor will be seen from North Worple Way. Some articulation is included to enliven the façade and the practical constraints are recognised given proximity to the railway. Overall, the design is adequate and will not harm the significance of the adjacent Conservation Area.

ASHPs are located to the rear of the site in order to provide energy savings. Further detail of design can be secured by way of condition.

Subject to a condition which requires further details of materials and landscaping to be submitted, the proposals are considered to satisfy Local Plan Policy LP1 and LP39.

Issue iii - Flood Risk

Local Plan Policy LP21 states that All developments should avoid, or minimise, contributing to all sources of flooding, including fluvial, tidal, surface water, groundwater and flooding from sewers, taking account of climate change and without increasing flood risk elsewhere.

London Plan SI13 requires development proposals to aim to achieve greenfield run-off rates and follow the drainage hierarchy.

The site is within a critical drainage area and is partially Flood zone 2. As such the applicant has submitted a Flood Risk Assessment and Drainage Strategy which has been carried out by a suitably qualified professional.

A sequential test is not required given that the site lies within the East Sheen Main Centre boundary. An exception test is not required given the flood risk and vulnerability classification.

The proposed drainage strategy is to use green roofs, permeable paving, water butts and shallow infiltration. This is to replace the existing tarmac which is impermeable surface. This is considered to be a dramatic
Officer Planning Report – Application 20/3657/FUL Page 11 of 16

improvement over the site.

Further information on infiltration testing and a final drainage strategy will be conditioned.

Given such the scheme is considered to satisfy the requirements of Local plan Policy LP21 and London Plan Policy SI13.

Issue iv- Impact on Neighbour Amenity

Local Plan Policy LP 8 states that All development will be required to protect the amenity and living conditions for occupants of new, existing, adjoining and neighbouring properties.

To the east of the application site is a row of recently constructed detached dwellings, to the west is 'East House' which is understood to be within Class E use. Opposite the application site is a junction between South Worple Way and Howgate Road. On either side of the junction, directly adjacent the proposed dwellings, is No.2 Howgate Road and Nos.90-92 South Worple Way.

Impact on Plot 1 of recently constructed dwellings to the east

The proposals would be sited adjacent 'Plot 1' as referred to in the approved drawings of the above referenced, recently constructed development. The proposed detached dwelling would have the most potential for impact on this dwelling, being sited in close proximity. Notwithstanding such, it is observed that the proposed dwelling is designed so it does not extend beyond either the front nor rear elevations of 'Plot 1'. It is observed that 'Plot 1' benefits from both ground and first floor side facing windows, however it appears these windows benefit a bathroom as well as an open plan kitchen/living room which receives light and outlook from other openings. Given this arrangement it is not considered that the proposals would appear unreasonably overbearing to 'Plot 1' and nor would the development result in loss of light which would warrant a reason for refusal.

There are no upper floor side facing windows proposed and as such it is not considered that the proposed development would result in opportunities to overlook.

Impact on Nos.90-92 South Worple Way

These are the existing combination of terraced dwellings (some of which are divided into flats) on the south side of South Worple Way, with short front gardens set behind boundary walls who have their main front-facing outlook onto the existing garages and railway beyond. Due to the intervening road the relationship between the proposed dwellings and these houses would essentially reflect the relationship between the existing house at 77-79 South Worple Way and the existing property at 201 South Worple Way, as well as the recently constructed 5 dwelling adjacent the application site. The distance between the front of the application dwellings and the front of the properties on the south side of the road, would be approximately 13 metres. This compares with typical facing distances between continuous terraces of houses in nearby streets of around 13-15 metres in for example Church Avenue and as stated this reflects the relationship with the direct neighbouring property at 201 South Worple Way of around 13-14 metres, as well as the recently constructed dwellings, of which have a frontage which is set closer to the road than proposed under this application.

Given the separation distances are typical of the street and the northerly orientation there are no concerns of undue loss of daylight, sunlight upon these properties.

A condition has been considered that the front facing windows at first-floor level are occluded to the proposed detached property and the most easterly upper floor window in the proposed block of flats. It is noted that direct facing front windows along terraced streets are an established feature of the local built environment, and that the public realm intervenes so affording a lesser degree of privacy to front elevation windows. Nonetheless, it is recognised that the elevated first floors would give a greater view into opposing first floor windows as compared with the public views available from street level. The separation distances are considerably less than those recommended by the Local Plan (20m). Given these factors, it is considered reasonable and necessary to condition the first floor facing bedroom windows to protect privacy where there is a directly facing relationship with properties opposite. Outlook would be somewhat compromised by this condition, affecting 2/5 units.

The upper floor westernmost flat would be required to have one of its two bedrooms subject to the condition. The dwellinghouse would be required to have both of its first floor single aspect bedroom subject to the condition. This is far from ideal in respect of securing good living standards for future occupants. Some latitude is afforded noting the upper floor siting is such that there would be mostly unobstructed outlook in the non-occluded portion of the windows. The windows are also south facing and as such would receive ample sunlight. The obstructed windows are also to bedroom windows, and not living room windows which the council would hold to higher standard.

Whilst, the scheme would alter the outlook of these properties, the height reflects that of the recently approved properties adjacent the application site and given the degree of separation including front gardens and the intervening road the scheme would not appear overly intrusive and the front to front facing arrangement is typical of this built up area.

Impact on No.2 Howgate Road

No.2 Howgate Road benefits from side facing windows which face the application site and proposed block of flats. It is understood from historic applications at the site that the ground floor windows are non-habitable. The upper floor windows are also likely to be non-habitable given their central location within the building and also given the layout of the opposite bookend terrace No.10 Howgate Road as established in planning application 16/0754/HOT.

Given such, it is not considered the proposal would appear overbearing nor would it result in loss of sunlight or opportunities to overlook.

It is noted ASHPs are proposed. A condition has been attached which requires an acoustic report to be submitted and approved which demonstrates the units will not have adverse impact on the amenity of neighbouring properties.

It is considered that Local plan Policy LP8 is satisfied.

Issue v – Residential Standards

Local Plan Policy LP35 states that: *All new housing development, including conversions, are required to comply with the Nationally Described Space Standard.*

Policy LP 35 (B) requires new housing to comply with the nationally described space standard (NDSS). The gross internal floor area is calculated to be a minimum of 61.5sqm for each dwelling within the block of flats which are 2 bed, 3 person occupancy. The detached dwelling which is 2 bedrooms for 4 people is 83.4m². All dwellings meet NDSS requirements.

Further to the above, each habitable room appears to have adequate access to daylight, and there is adequate circulation.

As discussed above, the dwellinghouse will have restricted outlook to both bedrooms and one flat will have restricted outlook to one of its bedrooms. This will not provide housing to the standard that the Council would desire. However, this deficiency carries only moderate weight in the assessment given that they would otherwise meet all standards and is outweighed by the benefits arising from providing sustainable new dwellings to the housing stock and the overall improvement in the character of the area from making best use of poor quality under-utilised brownfield land.

The NDSS sets out the floor to ceiling heights should be 2.3m for at least 75% of the dwelling floorspace The London Plan (2021) sets out that floor to ceiling heights should be 2.5m for at least 75%. The applicant has shown on the submitted section drawings that 2.5m floor to ceiling height is achieved.

The proposed detached dwelling benefits from adequate outdoor amenity space, however it is noted that the block of flats does not benefit from amenity space. It is noted that there is a landscaped space located to the rear of the block of flats which could be used as a shared amenity area. Given the constraints of the site this is considered acceptable.

It is noted the scheme is located in proximity to the railway. The scheme has been submitted with a noise and vibration report. This has been reviewed by the Councils Environmental Health Officer whom has no objections to the findings and recommends a condition requiring the development to be undertaken in accordance with the submitted report.

Local Plan Policy LP35 states that 90% of all new build housing is required to meet Building Regulation Requirement M4 (2) 'accessible and adaptable dwellings' and 10% of all new build housing is required to meet Building Regulation Requirement M4 (3) 'wheelchair user dwellings'.

The applicant has confirmed that the scheme meets the requirements of M4 (2) and a condition will be attached to a successful permission securing such.

The scheme is considered to satisfy local plan policy LP35.

Issue vi – Affordable Housing

Policy LP36 requires contributions to affordable housing from all small sites, further details are set out in the Affordable Housing SPD. The financial contribution that would be sought would be discounted to represent 25% affordable housing, given the proposal is for five new units.

It is noted that there are neighbour objections raised which accuse the developer of submitting two separate planning applications to avoid providing on-site affordable housing. Whilst it is understood the site area previously included the recently approved detached dwellings to the east, these have already been constructed and the application for that development was approved approximately 4 years prior to the writing of this report. It is also noted from Council files that the applicant has been different for both applications.

Given the above, the council do not object on these grounds.

The applicant has submitted a financial viability appraisal which states that the development would not be viable with additional affordable housing contributions. This has been independently reviewed and it was found that the findings were sound.

As such no contribution is payable and Local Plan Policy LP36 is considered to be satisfied.

Issue vii – Sustainability

Policy LP20 on Climate Change Adaptation states that new development should minimise energy consumption and minimise the impact of overheating.

Policy LP22 states the Developers are required to incorporate measures to improve energy conservation and efficiency as well as contributions to renewable and low carbon energy generation. The proposed development is required achieve a 35% reduction

The application has been submitted with an Energy Report which confirms that a 35% carbon dioxide reduction can be achieved through the use of ASHPs. A sustainable construction checklist has also been submitted.

The applicant confirms they can achieve maximum water consumption of 110 litres per person per day.

Local Plan policy LP 22 is considered to be satisfied.

Issue viii – Transport and Servicing

Local Plan Policy LP45 states that The Council will require new development to make provision for the accommodation of vehicles in order to provide for the needs of the development while minimising the impact of car based travel including on the operation of the road network and local environment, and ensuring making the best use of land.

The site has a PTAL of 2 and 3 and it is in a Controlled Parking Zone (CPZ) 'ES - East Sheen' Times: Monday to Friday 10am to noon (Bank and Public holidays free).

For the new development, the applicant would need to provide maximum 3.75 parking spaces to meet the maximum off-street vehicular parking standards set out in chapter 10 of the London Plan (2021). The proposal includes 2 x parking spaces which are parallel to the road. These are 6m by 2.3m which the Councils transport officers have confirmed appropriate. Whilst this is below the London Plan maximum, it is noted that a condition will be imposed which required the applicant to enter into a legal agreement, precluding future occupants from obtaining parking permits in the locality.

In regards to the overspill from the loss of garages, it is noted from the applicants supporting statement that the garages are used ancillary to residential properties as private lock up spaces and that the garages are too small to be used for modern vehicles. Given such, it is not considered that this will result in overspill parking onto the street. There have been third party objections which note cars park outside the garages, however this is not a formal arrangement and their displacement cannot be considered as a planning merit.

The applicant is required to provide 10 cycle parking spaces. Space is shown to the rear of the proposals and further details can be conditioned.

The applicant proposed two refuse and recycling bin stores off-street, one for the 4 flats, which needs to accommodate 2 x 360l refuse bins and 2x240l bins for Mixed paper, card/carton recycling, 4x 23L food containers and one for the detached house 1 x 240l refuse bin and 2x55l boxes for Mixed paper, card/carton

Officer Planning Report – Application 20/3657/FUL Page 14 of 16

recycling, 1x 23L food container in accordance with the London Borough of Richmond's supplementary planning guidance, and these bins can be serviced by large vehicles and refuse collection would take place on-street on South Worples Way in-line with existing arrangements for adjacent properties.

Emergency service vehicles can also service the site. It is noted that throughout the application process, the application was amended in order to maintain a 3.1m carriageway for emergency vehicles. This meant omitting some of the initially proposed parking spaces which were located to the east of the junction with Howgate Road. The Council Transport Officer notes that the carriageway is outlined at an appropriate width. Further details in regards to landscaping in this location can be secured by way of condition.

The applicant will be required to submit a construction management statement prior to commencement of works. This will form a condition of a successful application.

Subject to conditions Local Plan Policy LP45 is considered to be satisfied.

Issue ix – Trees/Biodiversity

Policy LP16 of the Local Plan (July 2018) states that the Council will require the protection of existing trees and provision of new trees, shrubs, and other vegetation of landscape significance that complement existing, or create new, high quality green areas, which deliver amenity and biodiversity benefits.

The proposals are not located within a conservation area, nor are they in proximity to any trees subject to a TPO. The applicant has submitted an Arboricultural Report which has been reviewed by the Council's Tree Officer. The Tree officer notes that recommendations and working methodologies of the Tree Report are consistent with good Arboricultural practice for construction activities around trees. The tree officer only commented that the species selection for tree planting was not appropriate, however further detail on this can be secured by way of condition.

Subject to conditions the proposal is considered to satisfy Local Plan Policy LP16.

Local Plan Policy LP15 states: The Council will protect and enhance the borough's biodiversity, in particular, but not exclusively, the sites designated for their biodiversity and nature conservation value, including the connectivity between habitats.

Given the overall gain in plantings and soft landscaping, the scheme is considered to be an improvement. It is noted that an ecological survey was undertaken which outlined that there was no presence of bats on site. Notwithstanding such, the Council's Ecology Officer has recommended several safeguarding conditions including ecological enhancements. The application was submitted prior to the commencement of mandatory Biodiversity Net Gain and so is exempt from such.

Subject to conditions the scheme is considered to satisfy the requirements of Local Plan Policy LP15.

Issue x – Fire Safety

A fire safety strategy has been submitted. This is considered sufficient to satisfy London Plan Policy D12.

Issue xi – Contaminated land

Policy LP10 of the Local Plan states the Council promotes, where necessary, the remediation of contaminated land where development comes forward. Potential contamination risks will need to be properly considered and adequately mitigated before development proceeds.

A standard condition will be included with a successful application which secures the submission of a preliminary risk assessment, site investigation and remediation if necessary.

Other

Due to the developments proximity to the rail line, Network Rail have been consulted. They have raised no objection, however have advised the applicant needs to engage with them prior to commencing works and have suggested a number of informatics.

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 Officer Planning Report – Application 20/3657/FUL Page 15 of 16

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 and 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 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):DAV..... Dated:11/09/2024.....

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:Nicki Dale.....

Dated:16.09.2024.....