



Application reference: 24/1790/HOT
 MORTLAKE AND BARNES COMMON WARD

Date application received	Date made valid	Target report date	8 Week date
15.07.2024	24.07.2024	18.09.2024	18.09.2024

Site:

16 Chester Close, Queens Ride, Barnes, London

Proposal:

Extension of house at ground, first and loft floor and dormers including internal remodelling.

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

APPLICANT NAME

O'Neill
 16 Chester Close Queens Ride
 Barnes
 London
 Richmond Upon Thames
 SW13 0JE

AGENT NAME

Mr Mark Boyd
 79 Clapham Manor Street
 London
 London
 SW4 6DR
 United Kingdom

DC Site Notice: printed on 26.07.2024 and posted on 02.08.2024 and due to expire on 23.08.2024

Consultations:

Internal/External:

Consultee
 14D Urban D

Expiry Date
 09.08.2024

Neighbours:

- 16 Lower Common South, London SW15 - 26.07.2024
- 18 Lower Common South, London SW15 - 26.07.2024
- 20 Lower Common South, London SW15 - 26.07.2024
- 22 Lower Common South, London SW15 - 26.07.2024
- 6 Chester Close, Queens Ride, Barnes, London, SW13 0JE, - 26.07.2024

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

Development Management

Status: GTD Application: 23/3164/HOT
 Date: 29/01/2024 Extension of house at ground, first and loft floor.

Development Management

Status: PCO Application: 24/1790/HOT
 Date: Extension of house at ground, first and loft floor and dormers including internal remodelling.

Building Control

Deposit Date: 16.11.2010 Replacement combined drainage system

Reference: 10/2271/BN

Building Control

Deposit Date: 04.04.2013 Installed a Gas Boiler

Reference: 13/FEN02152/GASAFE

Building Control

Deposit Date: 06.05.2024 Install replacement windows in a dwelling

Reference: 24/FEN00853/FENSA

Application Number	24/1790/HOT
Address	16 Chester Close Queens Ride Barnes London SW13 0JE
Proposal	Extension of house at ground, first and loft floor and dormers including internal remodelling.
Contact Officer	Jeremy Maclsaac
Target Determination Date	18.09.2024

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 application site comprises a two-storey terrace dwelling located on the south side of Chester Close. The site is not subject to any heritage designations. It is located within the indicative zone of the protected view from Richmond Park towards St Pauls Cathedral and within an area susceptible to surface water flooding.

The application site is designated as:

- Article 4 Direction Basements
- CIL – Mortlake and Barnes Common
- Village Character Area – Warwick Drive
- Area Susceptible to Groundwater Flood
- Increased Potential for Elevated Groundwater
- Susceptibility to Groundwater Flooding

3. DESCRIPTION OF THE PROPOSAL AND ANY RELEVANT PLANNING HISTORY

The proposed development comprises Extension of house at ground, first and loft floor and dormers including internal remodelling.

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

23/3164/HOT – Granted Permission
Extension of house at ground, first and loft floor

4. CONSULTATIONS CARRIED OUT

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

No letters of representation were received.

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
- 16. Conserving and enhancing the historic environment

These policies can be found at:

<https://www.gov.uk/guidance/national-planning-policy-framework>

London Plan (2021)

The main policies applying to the site are:

- D4 Delivering good design
- D12 Fire Safety

These policies can be found at: <https://www.london.gov.uk/what-we-do/planning/london-plan>

Richmond Local Plan (2018)

The main planning considerations applying to the site and the associated Local Plan policies are:

Issue	Local Plan Policy	Compliance	
Local Character and Design Quality	LP1	Yes	No
Impact on Amenity and Living Conditions	LP8	Yes	No

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	
Local character and design quality	28	Yes	No
Amenity and living conditions	46	Yes	No

Supplementary Planning Documents

House Extension and External Alterations
Village Plan – Barnes 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 Fire Safety

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.

This is a 1990s development of traditional design on the eastern edge of Richmond Borough, located just outside the Barnes Common Conservation Area (CA32). The two storey property forms the end of a part three/part two storey terrace, which sits as part of a wider residential scheme exhibiting consistency in terms of form and materials. The front gardens of the terrace create verdant surroundings that contribute to the street scene.

Proposals comprise: "Extension of house at ground, first and loft floor and dormers including internal remodelling."

The proposals are very similar to those approved under 23/3164/HOT, with the principal difference being two dormers to the rear roof slope and revised fenestration to the side elevation.

The proposed extension would replace the garage area. As per comments for the approved scheme, there is room to achieve this without compromising the surroundings, with room remaining for the planted boundary definition on the eastern boundary. A similar extension has been constructed at no.7 (which is within the conservation area). In light of this, to objection is raised to the extension.

With respect to the proposed dormers, these reflect a different approach to other dormers on the development (which tend to be wide flat headed style), but they are traditionally detailed and of suitable scale.

The proposed fenestration to the side elevation includes more contemporary ground floor windows, in place of the windows for the previous scheme that matched the existing. It is our view that the traditional approach is more successful, but the proposed contemporary designs are to the ground floor and would have limited wider appreciation. Windows to the first floor that are more visible remain as per traditional style. Overall the revised design complies with policies LP1 of the 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.

17 Chester is a three storey terrace dwelling which shares the western boundary of the subject site. There are side facing windows on this property, located on the second and first floor, respectively. The front boundary at no.17 is further forwards than the subject site. The first floor window is located along this change in street frontage. As the alterations and extensions of the subject site take place on the eastern side, no undue levels of harm will be experienced with regards to neighbour amenity at no. 17.

No. 15 is located to the north of the subject site. The existing footprint of the subject site extends further east as it stands. No. 15 does not benefit from any windows facing the subject site and therefore there is no impact with regard to neighbour amenity at no. 15.

It is acknowledged that the proposed dormers would include rear facing windows within the rear roofslope which would offer elevated views in comparison to those currently afforded by the existing first floor windows. However, owing to their siting and orientation, it is not considered they would afford significantly advantageous views such that they would result in a harmful loss of privacy to neighbouring properties through increased overlooking.

As a result of the above, the proposed scheme complies with policy LP8 of the Local Plan, Policy 46 of the Publication Plan (Regulation 19 Version).

iii Fire Safety

London Plan policy D12 requires the submission of a Fire Safety Statement on all planning applications.

A Fire Safety Strategy and plan were provided with the application. A condition will be included to ensure this is adhered to on an ongoing basis. The applicant is advised materials and arrangement would need to be Building Regulations compliant, and all 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.

Overall, the scheme can therefore be considered consistent with this Policy D12 of the London Plan.

iv 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 it 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 not considered liable for the Mayoral or Richmond CIL however this is subject to confirmation by the CIL Administration Team

8. RECOMMENDATION

This recommendation is made following careful consideration of all the issues raised through the application process.

Grant planning permission

Paragraph 11 of the Framework explains how the presumption in favour of sustainable development applies. For the reasons set out above, this application falls to be determined in accordance with the test under section 38(6) of the 2004 Act, the proposal is in general conformity with the Development Plan overall and there are no material considerations of sufficient weight to justify refusal.

Recommendation:

The determination of this application falls within the scope of Officer delegated powers - YES /~~NO~~

I therefore recommend the following:

- 1. REFUSAL
- 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:20.09.2024.....

I agree the recommendation:



~~Team Leader/Head of Development Management/Principal Planner~~

Dated: ...20/09/2024.....

This application has been subject to representations that are contrary to the officer recommendation. The Head of Development Management has considered those representations and concluded that the application can be determined without reference to the Planning Committee in conjunction with existing delegated authority.

Head of Development Management:

Dated: