

Application reference: 24/2069/HOT
NORTH RICHMOND WARD

Date application received	Date made valid	Target report date	8 Week date
15.08.2024	22.08.2024	17.10.2024	17.10.2024

Site:

2 Burdenshott Avenue, Richmond, TW10 5ED,

Proposal:

Remodelling of a existing house, comprising of a ground-floor rear extension of 2.9 metres and a side extension at first-floor on the right hand side of the house

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

APPLICANT NAME

Mr Mahmood Chahine
2 Burdenshott Avenue
Richmond
Richmond Upon Thames
TW10 5ED

AGENT NAME

Mr Antonio Clima
8 Dunwood Avenue
Basingstoke
Hampshire
RG24 9QS
United Kingdom

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

Consultations:

Internal/External:

Consultee

Expiry Date

Neighbours:

462 Upper Richmond Road West, East Sheen, London, Richmond, TW10 5DY, - 23.08.2024
3 Burdenshott Avenue, Richmond, TW10 5EE, - 23.08.2024
1 Burdenshott Avenue, Richmond, TW10 5EE, - 23.08.2024
3 Rothesay Avenue, Richmond, TW10 5EB, - 23.08.2024
1 Rothesay Avenue, Richmond, TW10 5EB, - 23.08.2024
452 Upper Richmond Road West, East Sheen, London, Richmond, TW10 5DY, - 23.08.2024
458 Upper Richmond Road West, East Sheen, London, Richmond, TW10 5DY, - 23.08.2024
4 Burdenshott Avenue, Richmond, TW10 5ED, - 23.08.2024
456 Upper Richmond Road West, East Sheen, London, Richmond, TW10 5DY, - 23.08.2024
454 Upper Richmond Road West, East Sheen, London, Richmond, TW10 5DY, - 23.08.2024

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

Development Management

Status: REF

Date: 03/06/2024

Application: 24/0648/HOT

Remodelling of a existing house, it consist of an extension of 4 metres in the Ground floor in the rear part and an extension on the first floor on the right side of the house

Development Management

Status: PCO

Date:

Application: 24/2069/HOT

Remodelling of a existing house, comprising of a ground-floor rear extension of 2.9 metres and a side extension at first-floor on the right hand side of the house

Building Control

Deposit Date: 14.01.2013 2 Windows 1 Door

Reference: 13/FEN00728/FENSA

Building Control

Deposit Date: 02.05.2014 12 Windows 1 Door

Reference: 14/FEN01371/FENSA

Building Control

Deposit Date: 08.04.2019 Install a replacement consumer unit

Reference: 19/ELE00060/ELECSA

Building Control

Deposit Date: 03.06.2024 Removal of internal wall, new W.C/shower room, single storey rear extension and two storey side extension.

Reference: 24/0683/IN

Application Number	24/2069/HOT
Address	2 Burdeshott Avenue, Richmond, SW10 5ED
Proposal	Remodelling of a existing house, comprising of a ground-floor rear extension of 2.9 metres and a side extension at first-floor on the right hand side of the house
Contact Officer	Roberta Henriques
Target Determination Date	17.10.2024

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 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 application site comprises a two-storey semi-detached dwelling situated on the southern side of Burdeshott Avenue.

The building is not identified as a Building of Townscape Merit (BTM) and is not designated within a conservation area. The surrounding area is wholly residential in character, comprising two and three-storey terraced properties of a similar period/design. The site is also subject to the following planning constraints:

- Area Susceptible to Groundwater Flooding (>= 75%)
- Article 4 Direction – restricting basements
- Critical Drainage Area
- Increased Potential Elevated Groundwater
- East Sheen Town Centre Boundary Buffer Zone
- Richmond and Richmond Hill Village
- Between Upper and Lower Richmond Road Village Character Area

3. DESCRIPTION OF THE PROPOSAL AND ANY RELEVANT PLANNING HISTORY

This application proposes the erection of a single storey rear extension and a first floor side extension.

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

24/0648/HOT - Remodelling of a existing house, it consist of an extension of 4 metres in the Ground floor in the rear part and an extension on the first floor on the right side of the house – **Refused**.

- **Reason for Refusal – Design**

The proposed first floor side extension and rear extension, by reason of their combined siting, design, bulk and mass would result in a dominant, unsympathetic and incongruous form of development that would cause harm to the appearance of the host dwelling. This is contrary to policies, in particular, LP1 of the Local Plan, Publication Local Plan policy 28 the House Extensions and External Alterations SPD.

- **Reason for Refusal – Amenity**

The proposed ground floor rear extension by reason of its size, siting and relationship to neighbouring properties would result in an unacceptable loss of privacy to the detriment of the amenities enjoyed by the occupants of neighbouring properties. The proposal is therefore contrary to, in particular, Policy LP 8 of the Local Plan (2018) and policy 46 of the Publication Local Plan.

24/P0160/PREAPP - Remodelling of existing house, consisting of extension of 3 metres at ground floor rear and extension of 1.5m on first floor side – **Pre Application Closed**

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 (2019)

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://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/810197/NPPF_Feb_2019_revised.pdf

London Plan (2021)

The main policies applying to the site are:

- Policy D4 Delivering Good Design
- Policy 12 Fire Safety

These policies can be found at:

https://www.london.gov.uk/sites/default/files/the_publication_london_plan_2020_-_clean_version_0.pdf

Richmond Local Plan (2018)

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

Issue	Local Plan Policy	Compliance	
Local Character and Design Quality	LP1	Yes	No
Impact on Amenity and Living Conditions	LP8	Yes	No
Impact on Flood Risk and Sustainable Drainage	LP21	Yes	No

These policies can be found at

https://www.richmond.gov.uk/media/15935/adopted_local_plan_interim.pdf

Supplementary Planning Documents

- House Extension and External Alterations
- Richmond and Richmond Hill 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
- ii Impact on neighbour amenity
- iii Flood Risk
- iv Fire Safety
- v Biodiversity

Issue i - Design and impact on heritage assets

Local Plan Policy LP 1 states

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 House Extensions and External Alterations SPD acknowledges that there are a variety of ways in which the living accommodation of a house can be extended. The most common are side and rear extensions, either one or two storeys in height. The external appearance of any extension must be carefully designed in order to avoid the visual confusion that can result when the style and materials of the original house are ignored.

In relation to rear extensions, the SPD goes on to state:

- *The overall shape, size and position of extensions should not dominate the existing house or its neighbours*
- *Extensions should harmonise with the original appearance, which should be taken as the starting point for any future changes:*
 - *Either integrated with the house (can work well with detached houses and sometimes on the end of uniform terraces)*
 - *Alternatively, the extension is made to appear as an obvious addition which is subordinate to the main structure, so that the original form can still be appreciated. In such circumstances, the ridge of the existing should be set lower to that on the main house.*
 - *Two storey side and rear extensions should not be greater than half the width of the original building, to ensure the extension does not over-dominate the building's original scale and character.*
 - *Avoid side extensions that project beyond the existing front elevation – Where the extension is to be subordinate to the existing house it is usually desirable to set back the extension by at least 1 metre behind the front elevation.*
 - *Regarding infilling of gaps, the SPD specifically states that development, which would result in the significant reduction of an existing important space or gap between neighbouring houses, is not normally acceptable. In conjunction with existing extensions to neighbouring buildings this can have a terracing effect on the street. Consequently, two storey side extensions should be sited 1 m from the side boundary.*

First Floor Side Extension

The form and design of the proposed first floor extension has been significantly reduced to comply with the SPD and is considered acceptable. One of the reasons for refusal for application 24/0648/HOT was that the roof appeared at an unacceptable angle, and did not follow any roof lines of the original building. For this application 24/2069/HOT, the roofline of the extension now matches the angle of that on the existing main house (see figure 1). Therefore this reason for refusal has been overcome. Furthermore, the width of the extension would measure less than half the width of the host dwelling, and overall ridge height of the extension is set down to provide a degree of subservience.



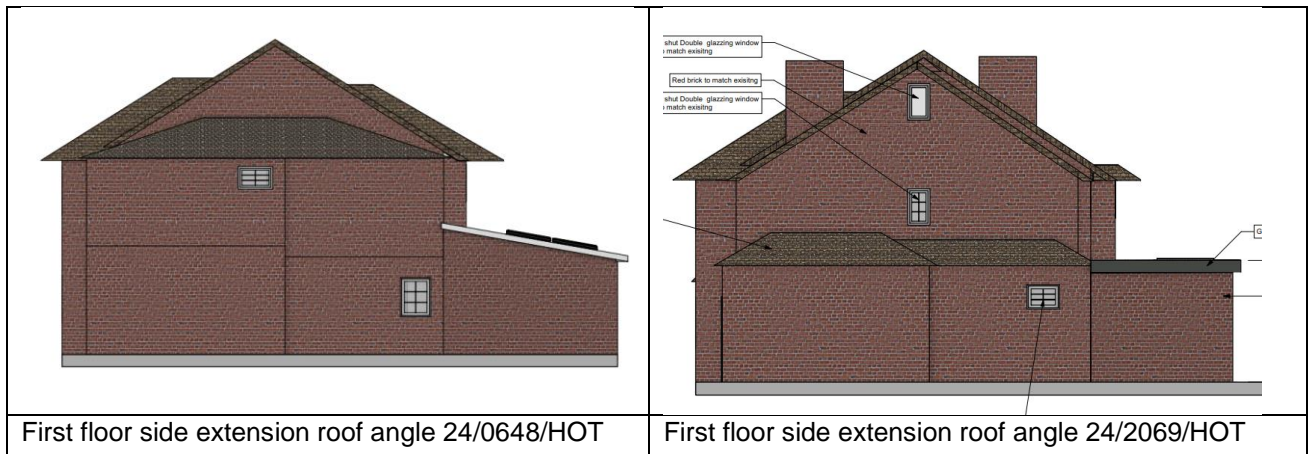


Figure 1

In regard to a set back, the SPD recommends 1m, which the extension complies with. This is an improvement on the extension proposed under 24/0648/HOT which was only set back from the front of the property by approximately 0.65m.. The set back of the extension proposed under this application maintains subservience and therefore the extension is considered acceptable in line with SPD Guidance.

The fenestration at first floor level, both to the front and rear elevation, is acceptable as it matches the design of the existing windows. Two windows are proposed to the side elevation, one at first floor and one at roof level, which are both considered to be architecturally inkeeping additions.

The proposed elevations show a brick to match the existing and the roof materials to match the existing, which is an acceptable materials palette.

Single Storey Rear Extension

The single storey rear ground floor extension proposes a depth of 2.9m from the rear of the protruding rear elevation and 3.5m from the recessed rear elevation. It is noted that the neighbouring property at no. 4 benefits from a rear extension, however this is at half width, sited away from the boundary. There are examples of full width extensions along the row. Given the size and siting of the extension, it is not considered to adversely impact the original dwelling as it would be read as subordinate to the host dwelling.

The extension would be finished in brick with a set of bifolding doors to the rear which is considered acceptable at ground floor level. The fenestration would not disrupt the existing window hierarchy as it maintains verticality.

In summary the proposal is in compliance with policy in LP1 of the Local Plan, Publication Local Plan policy 28 and the House Extensions and External Alterations SPD.

Issue 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 3.5m in depth for a semi-detached 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.

The site is adjoined by no. 4 Burdenshott Avenue to the north and the rear gardens of nos. 456 and 458 Upper Richmond Road to the south.

The reason for refusal of the previous application related to the impact of the ground floor rear extension on no. 4. The pre-application submission has reduced the depth of the ground floor rear extension and now the proposed 2.9m depth, on the boundary with the adjoining neighbour, is in line with SPD Guidance and is therefore considered acceptable.

Nos 456 and 458 are located to the south side of the subject site. The proposed alterations to the side elevation are unlikely to cause issues with regards to visual intrusion, loss of light or overbearing given the context of the existing form of the house, and a condition will be placed on the application to ensure any window below 1.7m will be obscure glazed and fixed to mitigate for potential overlooking.

Local Plan Policy LP 8 and publication Local Plan policy 46 are satisfied.

Issue iii- Flood Risk

Policy LP21 of the Local Plan states '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.

The application site is located within an area susceptible to groundwater flooding and a critical drainage area.

A Flood Risk Assessment (FRA) has been provided to support this application, to comply with the requirements of LP21. The FRA confirms that:

- Floor levels within the proposed development will be set no lower than existing levels AND, flood proofing of the proposed development has been incorporated where appropriate.

Overall it is considered that the proposed development can be constructed and operated safely in flood risk terms, without increasing flood risk elsewhere.

Assuming accordance with these flood risk management measures the proposed application is suitable in flood risk terms.

Issue iv- Fire Safety

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

A Fire Safety Strategy has been received on 15th August 2024.

A condition has been included to ensure this is adhered to on an ongoing basis. The applicant is advised that alterations to existing buildings should comply with the Building Regulations. Overall, the scheme can therefore be considered consistent with this Policy D12 of the London Plan.

Issue v- 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 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

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): ...RHE.....

Dated:23/09/2024.....

I agree the recommendation:

Team Leader/Head of Development Management/Principal Planner

VAA

Dated: 30.09.24

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

The following table will populate as a quick check by running the template once items have been entered into Uniform

SUMMARY OF CONDITIONS AND INFORMATIVES

CONDITIONS

INFORMATIVES

U0094495	NPPF APPROVAL - Para. 38-42
U0094497	Biodiversity Gain Plan No Pre-Approval
U0094496	Composite Informative