

Application reference: 24/1590/HOT
HAMPTON WARD

Date application received	Date made valid	Target report date	8 Week date
24.06.2024	16.07.2024	10.09.2024	10.09.2024

Site:

18 Bloxham Crescent, Hampton, TW12 2QD,

Proposal:

Two storey extension with hipped roof and part single storey front extension

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

APPLICANT NAME

Mr Marcin Krzywanski
18 Bloxham Crescent
Hampton
Richmond Upon Thames
TW12 2QD
United Kingdom

AGENT NAME

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

Consultations:

Internal/External:
Consultee

Expiry Date

Neighbours:

14 Bloxham Crescent, Hampton, TW12 2QD, - 17.07.2024
1 Wembley Road, Hampton, TW12 2QE, - 17.07.2024
20 Bloxham Crescent, Hampton, TW12 2QD, - 17.07.2024
16 Bloxham Crescent, Hampton, TW12 2QD, - 17.07.2024

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

Development Management

Status: GTD Application: 18/3289/HOT
Date: 23/11/2018 Front single-storey extension/porch.

Development Management

Status: PDE Application: 24/1590/HOT
Date: Two storey extension with hipped roof and part single storey front extension

Building Control

Deposit Date: 28.10.2020

Small single storey front extension and internal alterations to include the removal of the wall between the kitchen and living room. To the existing two storey dwelling. The work excludes any gas work subject to the Gas Safety (Installation and Use) Regulations 1998 and electrical work notifiable under the Building Regulation 12(6A)

Reference: 20/1432/IN

Application Number	24/1590/HOT
Address	18 Bloxham Crescent, Hampton TW12 2QD
Proposal	Two storey extension with hipped roof and part single storey front extension
Contact Officer	Phil Shipton
Target Determination Date	10/09/2024
Revised Determination Date	04/10/2024

Official

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 subject site consists of a two-storey semi-detached dwellinghouse, that forms the bookend of a terraced building on the northern side of Bloxham Crescent. The existing dwellinghouse consists of an existing partial front extension with hipped roof.

The application site is situated within Priory Road West - Area 10 Hampton Village Character Area and is otherwise designated as:

- Area Poorly Provided With Public Open Space
- Area Susceptible To Groundwater Flood - Environment Agency
- Article 4 Direction Basements
- Community Infrastructure Levy Band - Low
- Surface Water Flooding (Area Less Susceptible to) - Environment Agency
- Take Away Management Zone

3. DESCRIPTION OF THE PROPOSAL AND ANY RELEVANT PLANNING HISTORY

The proposed development comprises a two-storey side extension, setback 1.0m from the front elevation, and consisting of a hipped roof and two rooflights. The existing single storey front extension is proposed to be extended to the side to align with the two-storey side extension.

A new pair of windows is proposed on each of the front elevation storeys, and a single pair of windows on the rear elevation second storey. A sliding door is proposed at the rear of the ground floor.

The comprehensive list of planning history can be found above however the most relevant planning history includes the single-storey front extension granted permission in 2018 (18/3289/HOT).

Amendments

The applicant's original submission included a two-storey side extension that maintained the front elevation and included a hipped roof. The original proposal extended to the eastern boundary, adding 4.2m width at the front elevation and 3.5m at the rear elevation. The applicant was made aware that such a proposal was inconsistent with the Supplementary Planning Document House Extensions and External Alterations (2015) (the 'SPD').

The applicant subsequently submitted a revised proposal on the 20th September 2024, of which has been described above.

4. CONSULTATIONS CARRIED OUT

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

No letters of representation were received.

No re-consultation was deemed necessary, given the revised proposal provides a reduced bulk and scale to that of the original proposal allowing a more subservient addition to the original dwellinghouse.

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
- D11 Safety, security and resilience to emergency
- 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
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

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

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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	
		Yes	No
Flood risk and sustainable drainage	8	Yes	No
Local character and design quality	28	Yes	No
Amenity and living conditions	46	Yes	No

Supplementary Planning Documents

- House Extension and External Alterations
- Residential Development Standards
- Village Plan - Hampton

These policies can be found at:

https://www.richmond.gov.uk/services/planning/planning_policy/local_plan/supplementary_planning_documents_and_guidance

Other Local Strategies or Publications

Other strategies or publications material to the proposal are:

- Community Infrastructure Levy
- Strategic Flood Risk Assessment 2021

6. EXPLANATION OF OFFICER RECOMMENDATION

The key issues for consideration are:

- i Design and impact on streetscape
- ii Impact on neighbour amenity
- iii Flood risk
- iv Fire Safety
- v 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 proposed two-storey side extension projects 2.5m east from the original dwellinghouse and is setback 1.0m from the front elevation. As such, the proposed extension is less than half the width of the original building (5.1m) and therefore does not over-dominate the building's original scale and character. The extension retains a gap of at least 1.0m between the subject dwellinghouse and the boundary with neighbouring No.16 which ensures clear separation between the two terraced buildings and maintains the visual flow of the streetscape.

The extension retains a hipped roof form with a ridgeline which is setback and lower than that of the original ridgeline. This makes the extension appear as an obvious addition of which the original form can still be appreciated.

The existing ground floor front extension is projected to align with the two-storey side extension, and helps integrate the extension into the original building, both aesthetically and functionally. Whilst this is noted to appear relatively large in scale due to its width, it projects from the existing front extension, would not increase in depth or height, and has been reduced in width since the application was first submitted. Furthermore, it is not considered to be completely out of keeping with the scale of other front extensions in the street scene, notably Nos. 8, 13 and 16.

The proposed fenestration matches that of the original dwellinghouse, maintaining a consistent style and size. The existing front door is retained, and a new sliding door is proposed for the rear. The roof tiles are proposed to match that of the existing roof.

The proposed side rooflight, while large, is not visually disruptive.

In view of the above, the proposal complies with the aims and objectives of policies LP1 of the Local Plan and policies 28 of the Publication Local Plan and is consistent with the SPD relating to House Extensions and External Alterations.

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 proposed two-storey side extension projects towards the side elevation of No.16 of which consists of no windows to any habitable room. Similarly, the proposed side extension does not provide any window or other opening on the side elevation. The rooflight proposed for the side roof elevation does not permit observation out over No.16. As such, no overbearing or privacy impacts are anticipated.

The proposed rear windows face toward the rear yard of the subject site and rear yard of neighbouring No.20 and are located approximately 20m from the rear and side elevation of No.1 Wembley Road. This is considered sufficient distance between habitable spaces, as per the SPD for Small and Medium Housing Sites. Some overlooking is accepted in terraced buildings where habitable rooms often look over confined rear yard space. As such, the addition of two window pairs to the rear elevation does not introduce a level of overlooking that already exists between dwellinghouses within the subject and adjacent terraces.

The proposed two-storey extension is of a scale and bulk that is commensurate with existing dwellinghouse and would not result in the physical overbearing or overdominance of any neighbouring property.

In light of the above, the proposal complies with the aims and objectives of policies LP8 of the Local Plan and policies 46 of the Publication Local Plan and is consistent with the SPD relating to House Extensions and External Alterations and SPD for Small and Medium Housing Sites.

iii Flood risk

Policy LP 21 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 site is susceptible to Groundwater Flood and Surface Water Flooding. A Householder Flood Risk Assessment was provided with the application. This confirmed that the use will remain as existing and the proposed floor levels for the extensions will be no lower than those existing. Overall, the scheme can therefore be considered compliant with LP21.

iv Fire safety

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

A Fire Safety Strategy and Plan was received by Council 15th July 2024. A condition would be included to ensure this is adhered to on an ongoing basis.

The materials proposed are to match existing and will need to be Building Regulations compliant. The applicant is advised that alterations to existing buildings should comply with the Building Regulations. This permission is NOT a consent under the Building Regulations for which a separate application should be
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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 is a householder application. Nevertheless, the proposed side extension will occur over an area of the site which is currently paved and as such no loss of potential biodiversity is anticipated.

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): PS

Dated: 23/09/2024

I agree the recommendation: TFA

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

Dated:30/09/2024.....

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:

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

U0094522	Building Regulations
U0094524	Noise Control - Building Sites
U0094525	Damage to Public Highway