

Application reference: 24/2109/HOT
HEATHFIELD WARD

Date application received	Date made valid	Target report date	8 Week date
20.08.2024	20.08.2024	15.10.2024	15.10.2024

Site:

22 Redfern Avenue, Whitton, Hounslow, TW4 5LY

Proposal:

Partial garage conversion and fenestration changes

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

APPLICANT NAME

Jason & Julie Carter
22 Redfern Avenue
Whitton
Richmond Upon Thames
TW4 5LY

AGENT NAME

Elaine Kimber
69-71 Windmill Rd
Sunbury on Thames
TW16 7DT

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

Consultations:

Internal/External:

Consultee

LBRUT Transport

Expiry Date

06.09.2024

Neighbours:

6 Redfern Avenue, Whitton, Hounslow, TW4 5LY, - 23.08.2024
4 Redfern Avenue, Whitton, Hounslow, TW4 5LY, - 23.08.2024
24 Redfern Avenue, Whitton, Hounslow, TW4 5LY, - 23.08.2024
20 Redfern Avenue, Whitton, Hounslow, TW4 5LY, - 23.08.2024

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

Development Management

Status: GTD

Date: 24/10/1986

Application: 86/1282

Erection of a two storey side extension and single storey rear extension.
(Amended plan no. E189/86A received 22.9.86).

Development Management

Status: PDE

Date:

Application: 24/2109/HOT

Partial garage conversion and fenestration changes

Building Control

Deposit Date: 29.05.2014

Install a gas-fired boiler

Reference: 14/FEN01893/GASAFE

Building Control

Deposit Date: 08.11.2016

Install a replacement consumer unit

Reference: 16/NIC02255/NICEIC

Building Control

Deposit Date: 12.04.2018

Install replacement windows in a dwelling Install replacement door in a dwelling

Reference: 18/FEN00696/FENSA

Application Number	24/2109/HOT
Address	22 Redfern Avenue, Whitton Hounslow TW4 5LY
Proposal	Partial garage conversion and fenestration changes
Contact Officer	Phil Shipton
Target Determination Date	15th October 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 subject site consists of a two-storey semi-detached dwellinghouse, located on the southern side of Redfern Avenue.

The application site is situated within Whitton and Heathfield Village and is designated as:

- Area Proposed For Tree Planting
- Area Susceptible To Groundwater Flood - Environment Agency
- Article 4 Direction Basements
- Community Infrastructure Levy Band - Low
- Increased Potential Elevated Groundwater - GLA Drain London
- Risk of Flooding from Surface Water 1 in 1000 chance - Environment Agency
- Surface Water Flooding (Area Less Susceptible to) - Environment Agency
- Take Away Management Zone
- Village Character Area - Redfern Avenue/Gerard Avenue - Area 11 Whitton & Heathfield Village

3. DESCRIPTION OF THE PROPOSAL AND ANY RELEVANT PLANNING HISTORY

The proposed development comprises internal renovations that involve the partial conversion of the garage space into a bathroom and utility space; and the replacement of the existing dining room sliding doors and kitchen window with floor to ceiling glass doors. It is also proposed to remove a single side elevation window as part of the internal renovations.

The exterior of the garage will remain unchanged, and its use will remain that of existing, albeit with a reduced internal area and thus inability to store a car.

Of relevance to the proposal is 86/1282 that approved the erection of a two-storey side extension and single storey rear extension in 1986. The approval included a condition (no.44) that precluded the garage to be used for any purpose other than garaging or parking a private motor vehicle, including any trade to be carried out in the garage. As such, this condition removes the permitted development right for a garage conversion as sought by this application.

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

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
- D6 Housing quality and standards
- 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
Parking Standards and Servicing	LP45	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	
Flood risk and sustainable drainage	8	Yes	No
Local character and design quality	28	Yes	No

Amenity and living conditions	46	Yes	No
Sustainable travel choices, Vehicular Parking, Cycle Parking, Servicing and Construction Logistics Management	47	Yes	No

Supplementary Planning Documents

House Extension and External Alterations
Transport
Residential Development Standards
Village Plan - Redfern Avenue/Gerard Avenue - Area 11 Whitton & Heathfield Village

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

Community Infrastructure Levy
Strategic Flood Risk Assessment 2021

6. EXPLANATION OF OFFICER RECOMMENDATION

The key issues for consideration are:

- i Design and impact on local character
- ii Impact on neighbour amenity
- iii Vehicle parking
- iv Flood Risk
- v Fire Safety
- vi Biodiversity

i Design and impact on local character

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 proposal involves relatively minor changes to the fenestration of the side and rear elevation of the subject dwellinghouse. Most notably, the existing rear glass door and windows are proposed to be replaced with a four-panel glass door. The doors are proposed to be a white uPVC or aluminium, and of a design consistent with the existing fenestration of the dwellinghouse. The other change to fenestration includes the removal of a small side elevation window.

As such, the proposal will maintain the existing architectural quality of the dwellinghouse and provide fenestration changes that harmonise with the original appearance, of which largely occur to the rear of the property and as such have a negligible impact on the dwellinghouse appearance.

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.

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 rear fenestration changes retain a similar scale and proportion of glazing to that of the existing. The property backs onto Borough Cemetery and therefore no outlook privacy concerns are

anticipated. The side window proposed to be filled in also reduces any potential privacy concerns on the side elevation. As such, the proposal is considered to meet policy LP8 of the Local Plan and policy 46 of the Publication Local Plan.

iii Vehicle Parking

As noted above, 86/1282 included a condition (no.44) that precluded the garage to be used for any purpose other than garaging or parking a private motor vehicle, including any trade to be carried out in the garage. This will remain the primary and only use of the garage, despite that internal renovations proposed that will reduce the size of the garage. Under the current dimension (2.9m x 4.7m), the garage would not meet the dimensions required by the Local Plan for a vehicle parking space, and as such, the reduction in garage space proposed by this application does not constitute a loss of any parking for the site.

The sites driveway space remains an adequate space for vehicle parking. As such, the proposal is considered to meet policy LP5 of the Local Plan and policy 47 of the Publication Local Plan.

iv 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. Unacceptable developments and land uses will be refused in line with national policy and guidance.*

The site is designated by the Environment Agency as a site subject to groundwater flooding and surface water flooding, and elevated ground water.

An Environmental Agency Flood Risk Questionnaire has been submitted. No change of use is proposed by the application and the internal floor level will be the same as existing. The scheme is considered consistent with Policy LP21 of the Local Plan.

v Fire Safety

London Plan policy D12 requires the submission of a Fire Safety Statement on all planning applications. A Fire Strategy Report has been submitted. A condition will 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 made.

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

vi 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.

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 Officer Planning Report – Application 24/2109/HOT Page 5 of 7

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: 27/09/2024

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

U0094648	Composite Informative
----------	-----------------------