

Application reference: 24/2086/HOT HAMPTON WARD

| Date application received | Date made valid | Target report date | 8 Week date |
|---------------------------|-----------------|--------------------|-------------|
| 16.08.2024 | 16.08.2024 | 11.10.2024 | 11.10.2024 |

Site:

22 Avenue Road, Hampton, TW12 2BE,

Proposal:

Proposed loft conversion with rear facing dormer window and rooflights to front elevation

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

APPLICANT NAME

B Oduwole
22 Avenue Road
Hampton
Richmond Upon Thames
TW12 2BE

AGENT NAME

Mr Robert Cole
9 queensway
sunbury-on-thames
TW16 6HA
United Kingdom

DC Site Notice: printed on 19.08.2024 and posted on 30.08.2024 and due to expire on 20.09.2024

Consultations:

Internal/External:

Consultee

14D Urban D

Expiry Date

02.09.2024

Neighbours:

15 Belgrade Road, Hampton, TW12 2AZ, - 19.08.2024
13 Belgrade Road, Hampton, TW12 2AZ, - 19.08.2024
11 Avenue Road, Hampton, TW12 2BH, - 19.08.2024
13 Avenue Road, Hampton, TW12 2BH, - 19.08.2024
15 Avenue Road, Hampton, TW12 2BH, - 19.08.2024
20 Avenue Road, Hampton, TW12 2BE, - 19.08.2024
24 Avenue Road, Hampton, TW12 2BE, - 19.08.2024

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

Development Management

Status: PCO

Application: 24/2086/HOT

Date:

Proposed loft conversion with rear facing dormer window and rooflights to front elevation

Building Control

Deposit Date: 13.07.2011 2 Windows

Reference: 11/FEN02176/FENSA

Building Control

Deposit Date: 20.07.2015 Rewire of all circuits

Reference: 15/NIC01878/NICEIC

| | |
|----------------------------------|---|
| Application Number | 24/2086/HOT |
| Address | 22 Avenue Road, Hampton |
| Proposal | Proposed loft conversion with rear facing dormer window and rooflights to front elevation |
| Contact Officer | TWL |
| Target Determination Date | 11 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 is located at 22 Avenue Road, Hampton. The existing dwelling is a late 19th century terraced two storey stock brick with a pitched slate roof. The site is within the Hampton Village Conservation Area. The surrounding area is characterised by a mix of semi-detached and terraced houses.

There are a number of alterations to the roofscape of Avenue Road on both sides of the road. The alterations have disrupted the cohesiveness of the terraces and the wider group but are overall considered to be fairly well preserved.

The application site is situated within Hampton Village and is designated as:

- Area Susceptible To Groundwater Flood - Environment Agency (Superficial Deposits Flooding - >= 50% <75% - SSA Pool ID: 395)
- Article 4 Direction Basements (Article 4 Direction - Basements / Ref: ART4/BASEMENTS / Effective from: 18/04/2018)
- Article 4 Direction Conservation (ART4/CA12.1 - Hampton Village 4(1) GDO 05/12/1988 / Ref: ART4/12/1 / Effective from: 26/10/1992)
- Community Infrastructure Levy Band (Low)
- Conservation Area (CA12 Hampton Village)
- Risk of Flooding from Surface Water 1 in 1000 chance - Environment Agency (RoFSW Extent 1 In 1000 year chance - SSA Pool ID: 858)
- Take Away Management Zone (Take Away Management Zone)
- Village (Hampton Village)
- Village Character Area (Hampton Village - Area 4 & Conservation Area 12 Hampton Village Planning Guidance Page 23 CHARAREA09/04/01)
- Ward (Hampton Ward)

3. DESCRIPTION OF THE PROPOSAL AND ANY RELEVANT PLANNING HISTORY

The proposed development comprises a loft conversion with rear facing dormer window and rooflights to the front elevation. The dormer would comprise of a single structure with two windows and a small inset between to give the appearance of two smaller dormers. It would be set down from the ridge, up from the eaves, and in from the sides, in a central position on the roof slope. Similar materials to the existing dwelling such as slate cladding and timber windows are proposed.

There is no relevant planning history associated with the site.

4. CONSULTATIONS CARRIED OUT

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

No letters of representation were received.

No letters of objection have been received

No letters of support have been received

Internal consultee:

- Urban Design – No objections to the rear dormer and rooflights.

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
- HC1 Heritage conservation and growth

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 Non-Designated Heritage Assets | LP4 | 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.

Supplementary Planning Documents

Design Quality
House Extension and External Alterations
Village Plan – Hampton 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

Other Local Strategies or Publications

Other strategies or publications material to the proposal are:
Hampton Village Conservation Area Study
Conservation Article 4 Direction

Determining applications in a Conservation Area

In considering whether to grant planning permission with respect to any buildings or other land in a conservation area, Section 72 of the Planning (Listed buildings and Conservation Areas) Act 1990 requires that special attention shall be paid to the desirability of preserving or enhancing the character or appearance of the Conservation Area. In this context, "preserving", means doing no harm.

To give effect to that duty, decisions of the court have confirmed that for development proposed to be carried out in a conservation area, a decision-maker should accord "considerable importance and weight" to the desirability of preserving or enhancing the character or appearance of the conservation area, when weighing this factor in the balance with other material considerations which have not been given this special statutory status. This creates a strong presumption against granting planning permission where harm to the character or appearance of a conservation area is identified. The presumption can be rebutted by material considerations powerful enough to do so.

In applications where the decision-maker is satisfied that there will be no harm to the character or appearance of a conservation area, the statutory presumption against granting planning permission described above falls away. In such cases the development should be permitted or refused in accordance with the policies of the development plan and other material considerations.

6. EXPLANATION OF OFFICER RECOMMENDATION

The key issues for consideration are:

- i Design and impact on heritage assets
- ii Impact on neighbour amenity
- iii Flood Risk

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 special interest of no.12 is derived from its architectural style and surviving original features, visual relationship and group value with the wider terrace and group, and contribution to the streetscape of Avenue Road and to the character of the Hampton Village Conservation Area.

This application is for the addition of a dormer to the rear roof slope and two conservation style rooflights to the front roof slope.

Internal comments from Urban Design have confirmed that both the dormer and rooflights are considered acceptable. The dormer is of a suitable size and design and would not dominate the roof slope. It is noted that several other similar schemes for rear dormers along Avenue Road have been approved:

- No.15 Avenue Road: Similar conservation-style dormers and rooflights were proposed in this application which was granted in 2022.
- No.12 Avenue Road: Similar conversation-style dormers and rooflights granted in 2023.

The dormer would not be visible from public vantage points within the Conservation Area and therefore would have no impact on the character or appearance of the Hampton Village Conservation Area. The rooflights would be a modest addition which would not detract from the overall appearance of the building. They would not cause harm to the character or appearance of the Hampton Village Conservation Area.

Furthermore, the scheme is considered to be SPD compliant as the proposed dormer windows are smaller than the windows on the floor below. The dormers would not dominate the roofscape and are in-scale with the existing house.

Paragraph 199 of the NPPF states 'When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.

Paragraph 202 of the NPPF states 'Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal'. In this instance, it is not considered that any harm to the character or appearance of the conservation area would occur as a result of the proposals.

In view of the above, the proposal complies with the aims and objections of policies LP1 and LP3 of the Local Plan. It also conforms to paragraph 199 of the NPPF (2021).

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 host site neighbours No.20 Avenue Road to the north and No.24 to the south. The proposed works would also be visible from the rear elevations of houses on the eastern side of Belgrade Road.

Visual Intrusion and Sense of Enclosure

It is not thought that the proposed rear dormers would appear overbearing or visually intrusive when viewed from neighbouring dwellings given their modest scale and siting at roof level.

Privacy and Space Between Buildings

All windows are rear facing and as such, there are no concerns over privacy to note.

As such, it is considered that the proposed scheme would not cause an unreasonable impact on the current amenity enjoyed by the neighbours at Nos.14, 16 or the properties on Belgrade Road. The proposal is therefore considered acceptable and complies with Policy LP8 and the House Extensions and External Alterations SPD.

iii Fire Safety

London Plan policy D12 requires the submission of a Fire Safety Statement on all planning applications. A fire safety statement was submitted on 16th August 2024 and is found to be compliant with policy D12 of London Plan.

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. In making this recommendation consideration has been had to the statutory duties imposed by the Planning (Listed Buildings and Conservation Areas) Act 1990 and the requirements set out in Chapter 16 of the NPPF.

Grant planning permission

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): TWL

Dated: 16/09/2024

I agree the recommendation:

Team Leader/Head of Development Management/Principal Planner - EL

Dated: 10/10/2024.....

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: