



Application reference: 24/1667/HOT
HEATHFIELD WARD

| Date application received | Date made valid | Target report date | 8 Week date |
|---------------------------|-----------------|--------------------|-------------|
| 02.07.2024 | 03.07.2024 | 28.08.2024 | 28.08.2024 |

Site:

4 Villiers Avenue, Twickenham, TW2 6BL,

Proposal:

Erection of a sloping roof over existing two storey side extension.

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

APPLICANT NAME

Mr H Chana
 4 Villiers Avenue
 Twickenham
 Richmond Upon Thames
 TW2 6BL

AGENT NAME

Mr Kishan Ganatra
 4 Herald Way
 Bricket Wood
 St Albans
 AL2 3FJ
 United Kingdom

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

Consultations:

Internal/External:

Consultee

Expiry Date

Neighbours:

- 5 Villiers Avenue, Twickenham, TW2 6BL, - 04.07.2024
- 3 Villiers Avenue, Twickenham, TW2 6BL, - 04.07.2024
- 3 Albemarle Avenue, Twickenham, TW2 6AJ, - 04.07.2024
- 6 Villiers Avenue, Twickenham, TW2 6BL, - 04.07.2024
- 2 Villiers Avenue, Twickenham, TW2 6BL, - 04.07.2024
- 5 Albemarle Avenue, Twickenham, TW2 6AJ, - 04.07.2024

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

| | |
|-------------------------------|--|
| <u>Development Management</u> | |
| Status: GTD | Application:98/2854 |
| Date:23/02/1999 | Two Storey Side And Single Storey Rear Extension. |
| <hr/> | |
| <u>Development Management</u> | |
| Status: GTD | Application:68/2009 |
| Date:06/11/1968 | Erection of a garage and porch. |
| <hr/> | |
| <u>Development Management</u> | |
| Status: GTD | Application:22/1938/PS192 |
| Date:16/08/2022 | Loft Conversion/Extension with Rear facing Dormer/Front Roof Windows |
| <hr/> | |

Development Management

Status: REF

Date:02/11/2023

Application:23/2543/PS192

Loft Conversion/Extension from Hip to Gable End with Rear facing Dormer/Front Roof Windows

Development Management

Status: WDN

Date:30/01/2024

Application:23/3211/HOT

Loft Conversion/Extension from Hip to Gable End, involving removal of existing Roof (over existing Two Storey Side Extension) and creation of Gable End Roof over existing Two Storey Side Extension

Development Management

Status: GTD

Date:11/03/2024

Application:24/0238/PS192

Loft Conversion/Extension from Hip to Gable End with Rear facing Dormer/Front Roof Windows

Development Management

Status: PCO

Date:

Application:24/1667/HOT

Erection of a sloping roof over existing two storey side extension.

Building Control

Deposit Date: 02.08.1996

Reference: 96/1058/BN

Removal of chimney breast

Building Control

Deposit Date: 18.03.1999

Reference: 99/0443/FP

Two storey side and single storey rear extension

Building Control

Deposit Date: 28.04.1999

Reference: 99/0443/1/FP

Two storey side and single storey rear extension

Building Control

Deposit Date: 07.06.2022

Reference: 22/1033/IN

Loft Conversion

| | |
|-----------------------------------|--|
| Application Number | 24/1667/HOT |
| Address | 4 Villiers Avenue, Twickenham TW2 6BL |
| Proposal | Erection of a sloping roof over existing two storey side extension. |
| Contact Officer | Phil Shipton |
| Target Determination Date | 12/08/2024 |
| Revised 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 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 site contains a two-storey semi-detached dwellinghouse located on the western side of Villiers Avenue. The existing building is brick and pebbledash, with tile roofing. The roof of the existing side extension has been removed at the time of writing this report.

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

- Archaeological Priority (Site: Richmond APA 2.15: River Crane - Archaeological Priority Area - Tier II)
- Area Susceptible To Groundwater Flood - Environment Agency (Superficial Deposits Flooding - >= 75% - SSA Pool ID: 257)
- Article 4 Direction Basements (Article 4 Direction - Basements / Ref: ART4/BASEMENTS / Effective from: 18/04/2018)
- Community Infrastructure Levy Band (Low)
- Land Use Past Industrial (LM/0136 R/845/03 LM/0018: Start: 1871 End: 1896)
- Take Away Management Zone (Take Away Management Zone)
- Village (Whitton and Heathfield Village)
- Village Character Area (Waverly Avenue/Lyndhurst Avenue and surrounds - Area 13 Whitton & Heathfield Village Planning Guidance Page 49)
- CHARAREA01/13/01)
- Ward (Heathfield Ward)

3. DESCRIPTION OF THE PROPOSAL AND ANY RELEVANT PLANNING HISTORY

The proposed development comprises the erection of a sloping (hipped) roof over the existing two storey side extension. This will result in the removal of an existing loft side elevation window. An existing window at the rear dormer is proposed to be shifted within the existing facade, to be better positioned.

The application for a loft conversion/extension from hip to gable end with rear facing dormer/front roof windows was granted on the 11th March 2024 (24/0238/PS192). It is understood that this development is largely completed, with the applicant providing photos of the development on the 9th September 2024.

The comprehensive list of planning history can be found above.

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

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:

Policy D3 Delivering good design

Policy 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 |
| Flood risk | 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 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 will be addressed in more detail in the assessment below if/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 |

These policies can be found at

https://www.richmond.gov.uk/media/16749/hpn_plan_2018_to_2033_january_2019.pdf

Supplementary Planning Documents

House Extension and External Alterations
Village Plan – Heathfield 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

Biodiversity Net Gain

The planning authority, for the purposes of determining whether to approve a Biodiversity Gain Plan, if one is required in respect of this permission would be the London Borough of Richmond upon Thames.

There are statutory exemptions and transitional arrangements which mean that the biodiversity gain condition does not always apply. Based on the information available this permission is considered to be one which will not require the approval of a biodiversity gain plan before development is begun because the proposal is development which is subject of a householder application within the meaning of article 2(1) of the Town and Country Planning (Development Management Procedure) (England) Order 2015. A 'householder application' means an application for planning permission for development for an existing dwellinghouse, or development within the curtilage of such a dwellinghouse for any purpose incidental to the enjoyment of the dwellinghouse which is not an application for change of use or an application to change the number of dwellings in a building.

6. EXPLANATION OF OFFICER RECOMMENDATION

The key issues for consideration are:

- i Local character and design quality
- ii Impact on neighbour amenity
- iii Fire Safety
- iv 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.

Further guidance is provided in the Council's SPDs on Design Quality and House Extensions and External Alterations. The House Extensions and External Alterations SPD states that 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. Generally, extensions and alterations should reflect the existing character and detail of the house, ensure continuity of the whole and retain the original style and qualities of the dwelling as far as possible.

The proposed hipped roof positioned on top of the second-floor side extension, is considered to better integrate the side extension to the recently constructed hip to gable and rear dormer roof extension. The proposed roof maintains a 'like' angle to that of the front-most gable roof when observed from the front elevation; and similarly maintains the angle of the recently constructed gable roof of the loft, when viewed from the side angle.

The proposed fenestration changes have a negligible impact on the overall appearance of the dwellinghouse and therefore are considered to maintain the existing architectural quality and character of the dwellinghouse.

All materials are proposed to match that of existing materials, including roof tiles.

In view of the above, the proposal complies with the aims and objections of policy LP1 of the Local Plan and LP28 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.

As it relates to the proposal, Policy LP46 of the Publication Local Plan requires proposals to:

1. *Ensure the design and layout of buildings does not have an unacceptable impact on levels of daylight and sunlight on the host building or neighbouring properties, including gardens and*

- outdoor spaces; where existing daylight and sunlight conditions are already substandard, they should be improved where possible;*
2. *Ensure that adequate outlooks are provided for new occupants, and that heights, massing and siting of new development retains adequate outlooks for neighbouring occupants, voiding any undue sense of enclosure;*
 3. *Ensure that acceptable standards of privacy are provided and retained, without a diminution of the design quality; development should not result in unacceptable levels of overlooking (or perceived overlooking); balconies should not cause unacceptable overlooking or noise or disturbance to nearby occupiers;*
 4. *Ensure that proposals are not visually intrusive or have an overbearing impact as a result of their height, massing or siting; visual amenity from adjoining sites and from the public realm should not be unacceptably compromised;*

The proposal seeks to construct a hipped roof on top of the second-floor side extension. As discussed above, this is considered to have a positive outcome on the appearance of the dwellinghouse. Furthermore, the proposed roof is of a modest scale and is not anticipated to have an overbearing impact on any neighbours, nor restrict sunlight/daylight to any neighbours beyond that of the existing roof form.

The proposal is to result in the loss of one side elevation window and the re-positioning of one rear elevation window. As such, no overlooking or other privacy concerns are raised by the proposal.

Therefore, the proposal complies with the aims and objections of policy LP8 of the Local Plan and Policy LP46 of the Publication Local Plan.

iii 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. Development will be guided to areas of lower risk by applying the 'Sequential Test' as set out in national policy guidance, and where necessary, the 'Exception Test' will be applied. Unacceptable developments and land uses will be refused in line with national policy and guidance.

Whilst the proposal involves the upper storey only, the applicant has confirmed that the floor levels will be set no lower than the that of the existing house, and that flood proofing will be incorporated where appropriate, in accordance with Environmental Agency guidance.

Accordingly, any contribution to flood sources is considered to be minimal and there will be no increase in safety risk to occupants. The proposal is therefore consistent with LP21.

iv Fire Safety

London Plan policy D12 requires the submission of a Fire Safety Statement on all planning applications. A Fire Safety Statement was received by the Council on 3rd July 2024. A condition will be included to ensure this is adhered to on an ongoing basis. The scheme can therefore be considered consistent with this Policy D12 of the 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

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): PSH

Dated: 10/10/2024

I agree the recommendation:

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

Dated: 14/10/2024.....

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: