



Application reference: 24/2106/HOT
 BARNES 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:

10 The Hermitage, Barnes, London, SW13 9RF

Proposal:

Part single, part two storey rear extension, rear roof extensions and insertion of 4 rooflights on front roof pitch, insertion of windows on side elevation, demolition of porch and rebuild, demolition of garage and rebuild as habitable space/bike storage with connection to property.

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

APPLICANT NAME

Mr Tom Hanks
 10 The Hermitage
 Barnes
 London
 Richmond Upon Thames
 SW13 9RF
 United Kingdom

AGENT NAME

Mr Joe Purcell
 Penhurst House
 352-356 Battersea Park Road
 Wandsworth
 London
 SW11 3BY
 United Kingdom

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

Consultations:

Internal/External:

Consultee

LBRuT Trees Preservation Officer (South)
 LBRUT Transport

Expiry Date

04.09.2024
 04.09.2024

Neighbours:

- 8 The Hermitage, Barnes, London, SW13 9RF -
- 58 Gerard Road, Barnes, London, SW13 9QQ -
- 16 The Hermitage, Barnes, London, SW13 9RF, - 21.08.2024
- 21 Nassau Road, Barnes, London, SW13 9QF, - 21.08.2024
- 17 Nassau Road, Barnes, London, SW13 9QF, - 21.08.2024
- 19 Nassau Road, Barnes, London, SW13 9QF, - 21.08.2024
- St Osmunds R C Primary School, Church Road, Barnes, London, SW13 9HQ, - 21.08.2024
- 11 The Hermitage, Barnes, London, SW13 9RF, - 21.08.2024
- 13 The Hermitage, Barnes, London, SW13 9RF, - 21.08.2024
- 12 The Hermitage, Barnes, London, SW13 9RF, - 21.08.2024
- 9 The Hermitage, Barnes, London, SW13 9RF, -
- 15 Nassau Road, Barnes, London, SW13 9QF, - 21.08.2024

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

Development Management

Status: GTD Application: 23/2077/HOT

Date:26/10/2023 New rear dormer, roof windows to front elevation, rebuilding the existing garage as a new studio, demolition of the existing rear extension and erection of a new rear extension, demolition of existing porch and erection of a new porch with a terrace accessed from a new first floor door.

Development Management

Status: REF Application:24/1845/PS192

Date:11/09/2024 Erection of rear dormer roof extension and single storey ground floor rear extension

Development Management

Status: PCO Application:24/2106/HOT

Date: Part single, part two storey rear extension, rear roof extensions and insertion of 4 rooflights on front roof pitch, insertion of windows on side elevation, demolition of porch and rebuild, demolition of garage and rebuild as habitable space/bike storage with connection to propert.

Building Control

Deposit Date: 28.01.1994

Internal alterations & single storey rear extension.

Reference: 94/0113/BN

Application Number	24/2106/HOT
Address	10 The Hermitage Barnes London SW13 9RF
Proposal	Part single, part two storey rear extension, rear roof extensions and insertion of 4 rooflights on front roof pitch, insertion of windows on side elevation, demolition of porch and rebuild, demolition of garage and rebuild as habitable space/bike storage with connection to propert.
Contact Officer	Jeremy Maclsaac
Target Determination Date	15/10/2024

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 subject site is currently occupied by a two-storey semi-detached dwellinghouse located on the western side of The Hermitage.

The application site is designated as:

- Article 4 Direction - Basements
- Article 4 Direction - Fluvial and Tidal Hazard
- CIL – Barnes
- Village character Area – Suffol Road, West of Castelnau – Character Area 14
- Area Susceptible to Groundwater Flood – Superficial Deposits Flooding
- Flood Zone 2
- Flood Zone 3a
- Susceptibility to Groundwater Flooding

There is an existing garage sited to the front of the application site separated from the main house by a narrow passage. The dwellinghouse has been previously altered with a two-storey side extension.

The surrounding area is predominately residential in nature. Dwellinghouses are characterised by applied timber, porches and small, open front gardens. St Osmunds Rc Primary School is sited to the south side of the application site and constitutes a Building of Townscape Merit. The CA1 Barnes Green Conservation Area is also sited directly to the south of the application site.

3. DESCRIPTION OF THE PROPOSAL AND ANY RELEVANT PLANNING HISTORY

The proposed development comprises part single, part two storey rear extension, rear roof extensions and insertion of 4 rooflights on front roof pitch, insertion of windows on side elevation, demolition of porch and rebuild, demolition of garage and rebuild as habitable space/bike storage with connection to property.

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

23/2077/HOT - Granted

New rear dormer, roof windows to front elevation, rebuilding the existing garage as a new studio, demolition of the existing rear extension and erection of a new rear extension, demolition of existing porch and erection of a new porch with a terrace accessed from a new first floor door.

72/2009 – Erection of two-storey extension comprising dining room and living room on ground floor with two bedrooms and bathroom over. Granted.

4. CONSULTATIONS CARRIED OUT

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

3 letters of objection have been received and the comments can be summarised as follows:

- Design
- Loss of garage space for office space
- Loss of light
- Size of dormer unacceptable
- Overdevelopment

Section 6 below will mention the impact on neighbour amenity.

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
- 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	Ne
Impact on Amenity and Living Conditions	LP8	Yes	Ne
Impact on Trees, Woodland and Landscape	LP16	Yes	Ne
Impact on Flood Risk and Sustainable Drainage	LP21	Yes	Ne
Parking Standards and Servicing	LP45	Yes	Ne

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
Trees, Woodland and Landscape	42	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

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 and impact on heritage assets
- ii Impact on neighbour amenity
- iii Flood Risk
- vi Transport
- v Trees
- vi Fire Safety
- vii 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 Council's 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 seeks a new rear dormer, front facing rooflights, a part single storey part two storey rear extension, rebuilding the garage as a studio, demolition of porch and rebuild. Elements of the scheme are substantially the same as that earlier approved with minor alterations, such as to fenestration. The substantive new element is the first floor rear extension.

Rear Dormer

The proposed rear dormer will be in line with the existing dormer at no. 9 The Hermitage. It will be comprised of metal framed windows and the tiles will match the existing roof tiles. The dormer is set down from the ridgeline of the dwellinghouse and is set in from the south boundary. The applicant has reduced the size of the dormer to ensure that the dormer is up from the eaves and in from the south side of the roof. This will not appear as an overly dominant or incongruous addition as a result.

Front facing rooflights

The front facing rooflights are modest in size. No objections are raised to these.

Single storey rear extension

The existing garden room will be demolished to make way for a modest rear extension to a depth similar to the existing. The height of the new rear extension will sit well below the cill of the first-floor windows which complies with the Council's SPD on House Extensions and External Alterations. The rear extension is a modest alteration to the rear of the property and similar in scale to its neighbours. No objection is raised.

Two storey rear extension

The two storey rear extension will be located on the south west side of the property. It will be less than half the width of the original building, as required under SPD. The depth of the extension will match the modest depth of the single storey rear extension. This extension does not over-dominate the building's original scale and character.

Whilst it remains that the extension combined will add a significant amount of mass, the site specific circumstances here are such that the scale can be tolerated. This is an end of terrace property and this two storey extension is located adjacent to the school with large amounts of separation distance. The nature of the transition is such that the scale of the extension would not appear incongruous or overwhelming in this context.

Garage Studio

The garage will be repurposed into a studio. It will be made of new masonry walls in new multi bricks (which match the existing). The dimensions of the Garage will remain the same with the addition of a pitched roof. The proposed scheme will connect this garage to the host dwelling. The overall scale and character of the structure remains subservient to the dwellinghouse and compatible with the surrounds.

Replacement Porch

The new porch will be located on the front elevation of the property on the Front / North elevation of the site. There are several other front porches of similar dimensions and locations along The Hermitage, notably nos. 9 and 7. This porch is modest in size and the council raises no objection to its creation.

Overall the scheme is compliant with LP1 and will cause no harm to surrounding heritage assets through development in their setting.

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 3m in depth for a terrace 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 application site is adjoined by no. 9 on the north elevation and shares a boundary on the south elevation with St Osmund's RC Primary School.

9 The Hermitage

The proposed dormer will be connected to no. 9 The Hermitage and will be of a modest size. It is of an appropriate depth and height as outlined by the Councils SPD. The rear extension will be set off the boundary. The porch will not be demonstrably more harmful than the existing. No undue level of noise, air pollution, odours or vibrations are foreseen for this neighbouring property.

The use of the porch roof as a terrace may allow views at close proximity to the neighbouring property first floor windows. The views would be oblique and given that the windows are street facing and thus are overlooked by the public realm, in addition to noting an established character of front balconies in the cul de sac, it is not considered that the scheme would be materially harmful to warrant refusal.

The two storey extension is sited at some distance from the shared boundary with this neighbour and combined with the modest depth, is not considered to be visually intrusive or overbearing. The applicant has provided a daylight and sunlight assessment in order to evidence BRE compliant levels of sunlight and daylight retained.

St Osmund's RC Primary School

The new garage will have a higher roof than the existing and despite this change, no undue level of impact is expected.

The two-storey extension on the south west side of the property will have no adverse harm on the visual amenity of the school. There is separation distance which allows the extension to be of an acceptable height so as not to visually intrude or overbear on the school.

Overall, it is considered that the proposed scheme's height, scale, siting and massing do not cause undue amenity harm to the occupiers of neighbouring residential and educational properties.

The property will remain in residential use as a result of the development.

The scheme is in line with policy LP8 of the Local Plan and policy 46 of the Publication Local Plan (Regulation 19 Version) and the Councils SPD on House Extensions and External Alterations.

iii Flood Risk

Policy LP21 sets out that all developments should avoid or minimise contributing to all sources of flooding.

The application site is located within flood zones 2 and 3, and is in an area susceptible to both groundwater and surface water flooding. As such, the applicant has submitted a Flood Risk Assessment which confirms that the floor levels within the proposed development will be set no lower than existing levels and flood proofing of the development will be incorporated where appropriate. No concerns are therefore raised in this regard.

iv Transport

The site has a PTAL score of just 2. The applicant proposes the loss of the existing double garage and has submitted a parking survey in support of this. Whilst the survey does not fully accord with the standard methodology accepted and was undertaken at times of the day when people may be expected to be out rather than overnight, given the results show that there is a very comfortable level of capacity on street it is not considered that the loss of on-site parking would result in on-street parking stress that would be demonstrably harmful.

Based on the above, the scheme is compliant with LP45 of the Local Plan.

v Trees

Policy L16 sets out that the Council will require the protection of existing trees. This is regardless of whether such trees are protection by TPO or siting within a Conservation Area. The location of this proposal is not sited within a Conservation Area, nor are there any recorded Tree Preservation Orders (TPO) within or adjacent to the site of the proposal. However, it does border the "CA1 Barnes Green" Conservation Area which affords the Large Lime trees, adjacent to the site of the proposal in St Osmund's Primary School, statutory protection.

The proposal may impact, directly or indirectly, on established trees adjacent to the site that are subject to statutory protection by being within a Conservation Area. A tree report has been submitted and confirmed as acceptable by the Council's arborist. A condition will be attached to ensure the neighbouring trees are protected on an ongoing basis.

vi Fire Safety

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

A fire safety strategy has been submitted with this application. A condition will be included to ensure this is adhered to on an ongoing basis. The applicant is advised that alterations to existing building should comply with building regulations. This permission is NOT a consent under the Building Regulations for which a separate application should be made.

vii 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 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 in Uniform) YES* NO
 (*If yes, complete Development Condition Monitoring

This application has representations online (which are not on the file) YES NO

This application has representations on file YES NO

Case Officer (Initials):JMA.....

Dated:15/10/2024.....

I agree the recommendation:

This application has been subject to representations that are contrary to the officer recommendation. The Head of Development Management / South Area Team Manager has considered those representations and concluded that the application can be determined without reference to the Planning Committee in conjunction with existing delegated authority.

South Area Team Manager:Nicki Dale.....

Dated:15.10.2024.....