

Application reference: 24/2159/HOT SOUTH RICHMOND WARD

Date application received	Date made valid	Target report date	8 Week date
23.08.2024	23.08.2024	18.10.2024	18.10.2024

Site:

14 Denbigh Gardens, Richmond, TW10 6EN,

Proposal:

Roof extension including new roof, one side dormer, one rear dormer and 7 rooflight new tiling to front facade and a side dutch barn roof

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

APPLICANT NAME

Ms Victoria Lane
14 Denbigh Gardens
Richmond
Richmond Upon Thames
TW10 6EN

AGENT NAME

Mrs E Sergiou
6 The Broadway
Wembley
MIDDLESEX
HA9 8JT
United Kingdom

Neighbours:

13 Denbigh Gardens, Richmond, TW10 6EN, - 27.08.2024
Flat 6, 62 Kings Road, Richmond, TW10 6EP, - 27.08.2024
Flat 5, 62 Kings Road, Richmond, TW10 6EP, - 27.08.2024
Flat 4, 62 Kings Road, Richmond, TW10 6EP, - 27.08.2024
Flat 3, 62 Kings Road, Richmond, TW10 6EP, - 27.08.2024
Flat 2, 62 Kings Road, Richmond, TW10 6EP, - 27.08.2024
Flat 1, 62 Kings Road, Richmond, TW10 6EP, - 27.08.2024
25 Denbigh Gardens, Richmond, TW10 6EL, - 27.08.2024
15 Denbigh Gardens, Richmond, TW10 6EN, - 27.08.2024
Flat 7, 62 Kings Road, Richmond, TW10 6EP, - 27.08.2024

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

Development Management

Status: GTD Date: 18/03/2011	Application: 11/0236/PS192 Conversion of garage to habitable room and alter garage door to window. New door to side elevation at ground floor level and new window to first floor level.
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Development Management

Status: GTD Date: 20/08/2012	Application: 12/2000/PS192 Renewal and raising of roof to rear and installation of new windows to rear elevation.
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Development Management

Status: GTD Date: 26/01/2024	Application: 23/2835/HOT Loft extension including new roof, including one side dormer, one rear dormer and 9 skylights.
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Development Management

Status: REF Date: 04/07/2024	Application: 24/1180/HOT Roof extensions including new roof, one side dormer, one rear dormer and 7
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skylights, new tiling to front facade

Development Management

Status: PDE

Application:24/2159/HOT

Date:

Roof extension including new roof, one side dormer, one rear dormer and 7 rooflight new tiling to front facade and a side dutch barn roof

Development Management

Status: PCO

Application:24/2236/HOT

Date:

Loft conversion including new roof, two side dormers, one rear dormer and 6 skylights new tiling to front facade

Building Control

Deposit Date: 11.02.2011

Conversion of integral garage to habitable room, formation of utility room, refitting of bathrooms and new central heating

Reference: 11/0255/FP

Building Control

Deposit Date: 08.06.2011

9 Windows

Reference: 11/FEN02008/FENSA

Building Control

Deposit Date: 16.11.2011

1 Window

Reference: 12/FEN00510/FENSA

Building Control

Deposit Date: 18.07.2012

Internal alterations to kitchen/breakfast room form structural opening renew roof over existing rear addition.

Reference: 12/1340/FP

Building Control

Deposit Date: 03.08.2012

4 Windows 1 Door

Reference: 12/FEN01828/FENSA

Building Control

Deposit Date: 26.11.2012

5 Windows 2 Doors

Reference: 12/FEN02322/FENSA

Building Control

Deposit Date: 21.12.2012

Lighting/Power outdoors Circuit alteration or addition in kitchen/ special location

Reference: 12/NIC02355/NICEIC

Building Control

Deposit Date: 18.09.2024

Loft conversation with structural alterations and minor refurbishment to the first floor

Reference: 24/1186/IN

Application Number	24/2159/HOT
Address	14 Denbigh Gardens, Richmond, TW10 6EN
Proposal	Roof extension including new roof, one side dormer, one rear dormer and 7 rooflight new tiling to front facade and a side dutch barn roof
Contact Officer	Izabela Moorhouse
Target Determination Date	18/10/2024

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 has 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 is taking into account 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 application site comprises a two-storey detached dwellinghouse located towards the southern end of Denbigh Gardens. The site is not designated as a Building of Townscape Merit nor does it sit within or near to a conservation area, and there are no listed buildings within close proximity. The site is also subject to the following planning constraints:

- Article 4 Direction- restricting basement development
- Critical Drainage Area
- Throughflow Catchment Area
- Richmond and Richmond Hill Village
- Queens Road (west side) Village Character Area

3. DESCRIPTION OF THE PROPOSAL AND ANY RELEVANT PLANNING HISTORY

The application seeks permission for roof extensions including new roof, one side dormer, one rear dormer and 7 rooflight new tiling to front facade and a side dutch barn roof.

The full planning history can be viewed above. Of relevance:

24/1180/HOT – Roof extensions including

23/2835/HOT – Loft extension including new roof, including one side dormer, one rear dormer and 9 skylights – **Granted**.

12/2000/PS192 – Renewal and raising of roof to rear and installation of new windows to rear elevation – **Granted**.

4. CONSULTATIONS CARRIED OUT

The list of neighbours notified of this application are listed above. One objection has been received raising the following concerns:

- Overlooking from rear dormer into ground floor orangery style extension
- Loss of light from new 'Dutch barn profile' roof form to landings and upper staircases and bathroom, shower room and utility room.
- Change to roof of proposed shed. Pitched roof preferred to current flat roof.

It is important to note that no changes are proposed to the shed as demonstrated on the existing and proposed elevations.

Neighbour amenity impacts of the proposals have been discussed in Section 7 below.

5. AMENDMENTS

None.

6. MAIN POLICIES RELEVANT TO THE DECISION

NPPF (2023)

The key chapters applying to the site are:

- 4. Decision-making
- 12. Achieving well-designed places

London Plan (2021)

Policy D4 – Delivering Good Design
Policy D12 – Fire Safety

These policies can be found at: https://www.london.gov.uk/sites/default/files/the_london_plan_2021.pdf

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

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) and its supporting documents, including all the Regulation 18 representations received, was considered at Full Council on 27 April. Approval was given to consult on the Regulation 19 Plan and, further, to submit the Local Plan to the Secretary of State for Examination in due course. The Publication Version Local Plan, including its accompanying documents, have been published for consultation on 9 June 2023. Together with the evidence, the Plan is a material consideration for the purposes of decision-making on planning applications. 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 Local Plan to be sound and legally compliant, officers and Councillors should accord relevant policies and allocations weight in the determination of applications taking account of the extent to which there are unresolved objections to relevant policies. Note that it was agreed by Full Council that no weight will be given to Policy 4 in relation to the increased carbon offset rate, and therefore the existing rate of £95/t will continue to be applied; in addition, no weight will be given to Policy 39 in relation to the 20% biodiversity net gain requirement at this stage; all other aspects and requirements of these policies will apply.

Issue	Local Plan Policy	Compliance	
Local Character and Design Quality	28	Yes	No
Impact on Amenity and Living Conditions	46	Yes	No

These policies can be found at
https://www.richmond.gov.uk/media/22983/draft_local_plan_high_resolution.pdf

Supplementary Planning Documents

House Extension and External Alterations
Richmond and Richmond Hill 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

7. EXPLANATION OF OFFICER RECOMMENDATION

The key issues for consideration are:

- i Design and Visual Impact
- ii Impact on Neighbour Amenities
- iii Fire Safety

Issue i – Design and Visual Impact

Policy LP1 states that the Council will require all development to be of a high architectural and urban design quality. The high-quality character and heritage of the borough and its villages will need to be maintained and enhanced where opportunities arise. Development proposals will have to demonstrate a thorough understanding of the site and how it relates to its existing context, including character and appearance, and take opportunities to improve the quality and character of buildings, spaces, and the local area. Development must respect, contribute to, and enhance the local environment and character.

The Council's SPD relating to House Extensions and External Alterations encourages the retention of the original form of the host property and any alterations should enhance the quality of the building. The original appearance should always be the reference point when considering any changes. In terms of extensions, they should not dominate the existing house and should harmonise with the original appearance.

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.

Local Policy LP1 seeks to maintain, reinforce and where possible enhance the local character and features that give the area its distinctive and clear identity.

The House Extensions and External Alterations SPD states that the choice of roof is very important, and they should generally maintain the existing style, matching the eaves and pitch of the existing house. The reconstruction of the roof to a hip to gable roof with a full width rear dormer is proposed.

The Council's House Extensions and External Alterations SPD specifically states that an extension that results in the conversion of an existing hip roof into a gabled roof is not desirable. This is especially so when the roof-scape and space between the buildings are important features of the character of that part of the street; and there is symmetry with the adjoining semi-detached property or within the terrace in which the building is located.

The current application follows a previous application for similar proposals to the roof. The current application proposes additional bulk, mass and volume with the Dutch barn roof to the southern, side elevation and the extension of the rear hipped roof, visible from the proposed side elevation A drawing (dwg no. ST_AUG 24_14 DEN_005).

Roof extensions

The property is detached with two pitched elements to the rear which appears as a hipped roof from the front elevation. No objections are raised to the infilling of the central portion of the roof, the increasing of the ridge height is not objected to in principle, as noted in the previously approved applications (refs. 23/2835/HOT and 24/1180/HOT). Within the most recently refused application, the introduction of the hip-to-gable extension was objected to as the extension would have infilled a gap that would disrupt the appearance of the row and would have introduced a new design element which is not present on the surrounding dwellings.

The introduction of the 'Dutch barn' roof is not considered to mitigate these concerns and negative impacts. The design still introduces a gabled element, removing a relatively small area of the roof previously proposed. The increase in bulk and mass is not desirable, particularly given the roofscape and space between buildings are considered an important, unifying and positive feature, contributing to the character of the street. Although the surrounding area features varying roof forms, hipped features are a prevailing characteristic when viewed from the streetscape, a few properties feature different roof forms such as mansard roofs, however these are not considered to justify the proposed partial gable roof. The proposed extension would infill a gap which would disrupt the appearance of the row and introduce a new design element which is not present on any of the dwellings in the immediate locality.

The extension would be visible from the front of the property and would appear a large and overly dominant addition to the roof which would fail to appear subservient as the House Extensions and External Alterations SPD seeks. The form and scale of the extension appears as an additional storey, incongruous to the

streetscene. Although the surrounding area does feature varying roof forms, gaps are still visible along the roofscape, and an overarching pattern of hipped side elevations is still visible along the row. The combined increase in ridge height and the additional bulk and mass to the side elevation visible from the streetscene is considered to create a top-heavy form and design which would harm the character and appearance of the surrounding area.

The proposed extension of the projecting rear elevation hipped roof in order to sit in line with the rear elevation is considered acceptable. Although it would add additional bulk and mass, this would not harm the appearance of the dwelling and would not adversely impact the character of the surrounding area. The fenestration is considered acceptable as it maintains a satisfactory window hierarchy and retains verticality, mimicking the design of the windows at lower floors.

Side and rear dormers

The proposed rear dormer is acceptable in its scale. It does not project beyond the ridge, up from the eaves and in from the sides and fenestration is appropriately smaller than that on the floor below. Its overall size is considered acceptable. Surrounding properties feature larger windows at roof level, most notably no. 24 opposite the site and no. 32.

The side dormer, which was considered acceptable within the previously refused application, would be visible from the front elevation; but is suitably set back from front elevation, set down from the ridge, albeit modestly, set up from the eaves and in from the sides. Although the fenestration appears larger than the windows at the lower floors, this would not be visible from the streetscene. It should also be noted that there are various side dormers along the street of a similar form and fenestration design.

No objections are raised to the proposed rooflights.

No objections are raised to the proposing new tiling to the front elevation.

The proposals do not accord with Local Plan policy LP1, Publication Local Plan policy 28, as well as the House Extensions and External Alterations SPD.

Issue ii- Impact on Neighbour Amenity

Policy LP8 requires all development to protect the amenity and living conditions for occupants of new, existing, adjoining and neighbouring properties. This includes ensuring adequate light is achieved, preserving privacy and ensuring proposals are not visually intrusive.

The Supplementary Planning Document for House Extensions and External Alterations also seeks to protect adjoining properties from visual intrusion, loss of light and privacy.

The site is neighboured by nos. 13 and 15 to the north and south respectively. 62 Kings Road is located to the rear (west).

15 Denbigh Gardens

No.15 benefits from a side dormer facing the site and two first floor side facing windows, the impact of the roof on the dormer window, which serves a bathroom, is not considered adverse, passing the vertical BRE test. The bathroom the side dormer serves also benefits from a rear dormer window. Although there is an increase in bulk and mass, the separation distance and the proposed roof form is such that would not create adverse harm at a level that would warrant refusal.

Although, the two first-floor side facing window does not pass the vertical BRE test, one serves a staircase which is not a habitable room and therefore would not negatively impact the living standards of the residents at no. 13. The smaller, obscured glazed, second first-floor side facing window serves a bathroom, which is also not a habitable room. There would be an increased sense of enclosure as a result of the development, however due to uses of the rooms which the affected windows serve the proposed roof would not adversely impact the amenity of the residents compared to that of the existing to a level that would warrant refusal of the application.

Two rooflights are proposed to the side however, these would not give rise to issues of overlooking.

13 Denbigh Gardens

No. 13 benefits from one first floor side facing window, the impact of the roof on this window is negligible as it passes the vertical BRE test. From the first-floor plans submitted under application 09/1771/HOT, as seen in Officer Planning Report – Application 24/2159/HOT Page 6 of 8

figure 1 below, it shows that the window serves a staircase/hall and therefore it is not considered an increase sense of enclosure experienced by this window would adversely impact the amenity of the residents compared to the existing. A condition has been applied to ensure the side elevation dormer window will be obscure glazed and fixed shut to avoid additional overlooking to this neighbouring property given its existing side elevation windows facing the application site.

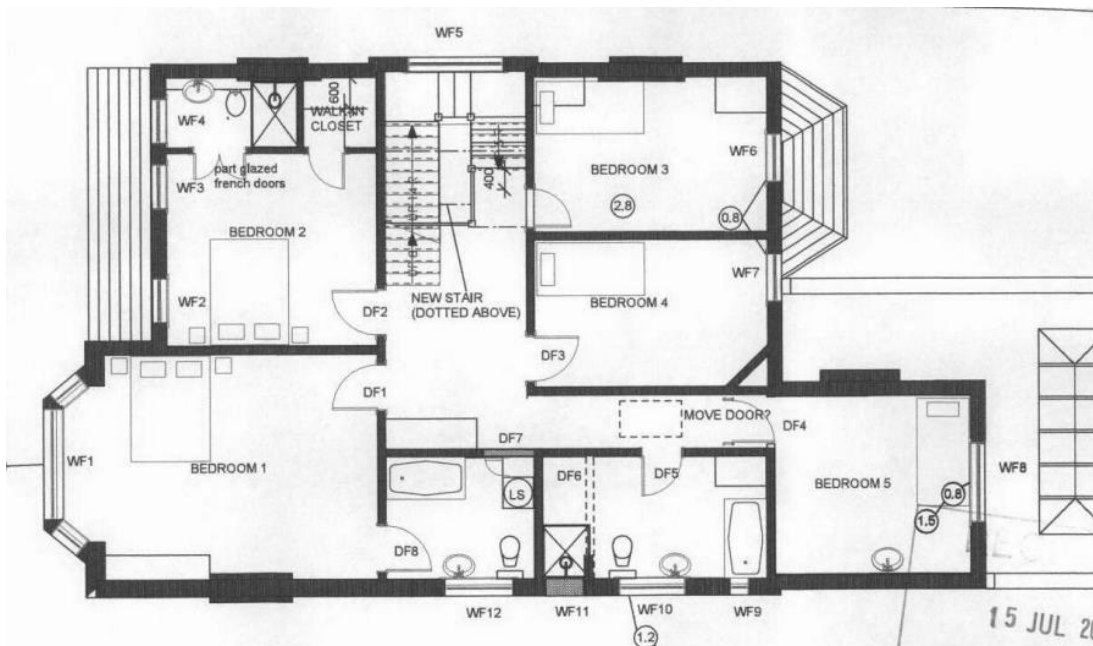


Figure 1 – First floor plan of no. 13 Denbigh Gardens granted under application 09/1771/HOT.

Although the windows proposed to the rear elevation at roof level, would introduce new views at a higher level than existing. Given the presence of high-level windows on both the neighbouring properties and mutual level of overlooking that occurs within the immediate vicinity, and the insertion of the proposed fenestration across the rear elevation will not result in any unreasonable increase that would warrant refusal of the application.

The changes to the fenestration to the front elevation, given siting and materiality, would not impact the surrounding residents.

As such, the proposal complies with Local Plan Policy LP8.

Issue iii - Fire Safety

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

A Fire Safety Report has been submitted to the Council - received 23/08/2024.

Had Officers have been minded to approve the application, the applicant would have been advised that alterations to existing buildings should comply with the Building Regulations and any planning permission is not a consent under Building Regulations for which a separate application should be made. A condition would have been included to ensure the fire safety strategy is adhered to on an ongoing basis. Overall, 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.

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.

Refuse planning permission for the following reasons

Reason for Refusal – Design

The proposed roof extensions, by reason of their combined siting, design, bulk and mass would result in a dominant, unsympathetic and incongruous form of development that would adversely impact the prevailing hipped roofline character of Denbigh Gardens and harm the appearance, form and proportion of the host building, contrary to policies, in particular, LP1 of the Local Plan (2018), and the Supplementary Planning Document on House Extensions and External Alterations and Richmond and Richmond Hill Village Planning Guidance.

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)

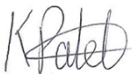
This application requires a Legal Agreement YES* NO
(*If yes, complete Development Condition Monitoring in Uniform)

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

This application has representations on file YES NO

Case Officer (Initials):IZM..... Dated:15/10/2024.....

I agree the recommendation:



Team Leader/Head of Development Management/Principal Planner

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

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: