

## Application reference: 24/2346/HOT HAM, PETERSHAM, RICHMOND RIVERSIDE WARD

Date application received	Date made valid	Target report date	8 Week date
18.09.2024	18.09.2024	13.11.2024	13.11.2024

### Site:

17 Arlington Road, Petersham, Richmond, TW10 7BX

### Proposal:

Proposed single storey rear extension and window alterations at first floor.

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

### APPLICANT NAME

Elena Dieckman  
17 Arlington Road  
Petersham  
Richmond  
TW10 7BX

### AGENT NAME

Mr Dan Brandt  
45 Maplewell Road  
Woodhouse Eaves  
Loughborough  
LE12 8RG

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

### Consultations:

#### Internal/External:

#### Consultee

#### Expiry Date

### Neighbours:

18 Arlington Road, Petersham, Richmond, TW10 7BY, - 20.09.2024  
16 Arlington Road, Petersham, Richmond, TW10 7BY, - 20.09.2024  
19 Arlington Road, Petersham, Richmond, TW10 7BX, - 20.09.2024  
15 Arlington Road, Petersham, Richmond, TW10 7BX, - 20.09.2024  
34 Lauderdale Drive, Petersham, Richmond, TW10 7BT, - 20.09.2024

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

#### Development Management

Status: REF Application: 24/1778/HOT  
Date: 06/09/2024 Proposed single storey rear extension and window alterations at first floor.

#### Development Management

Status: PDE Application: 24/2346/HOT  
Date: Proposed single storey rear extension and window alterations at first floor.

#### Building Control

Deposit Date: 15.07.1998 Alteration to drain run. Insertion of RSJ.  
Reference: 98/1194/BN

#### Building Control

Deposit Date: 28.04.2006 Installed a Gas Fire  
Reference: 06/94356/CORGI

#### Building Control

Deposit Date: 14.04.2015 Install replacement windows in a dwelling Install replacement door in a

dwelling

Reference: 15/FEN00718/FENSA

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Building Control

Deposit Date: 25.07.2015      Circuit alteration or addition in a special location

Reference: 15/NIC02065/NICEIC

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Building Control

Deposit Date: 25.09.2015      Install replacement windows in a dwelling

Reference: 15/FEN01828/FENSA

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Building Control

Deposit Date: 24.09.2015      Install replacement windows in a dwelling Install replacement doors in a dwelling

Reference: 15/FEN01844/FENSA

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Building Control

Deposit Date: 15.12.2015      Install replacement window in a dwelling

Reference: 15/FEN02313/FENSA

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Building Control

Deposit Date: 29.03.2017      Install replacement windows in a dwelling

Reference: 17/FEN00824/FENSA

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Building Control

Deposit Date: 17.07.2024      Single storey rear extension

Reference: 24/0864/IN

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<b>Application Number</b>	<b>24/2346/HOT</b>
<b>Address</b>	<b>17 Arlington Road, Petersham, Richmond, TW10 7BX</b>
<b>Proposal</b>	<b>Proposed single storey rear extension and window alterations at first floor.</b>
<b>Contact Officer</b>	<b>Kerry McLaughlin</b>

## 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 proposal property is a two-storey, semi-detached dwelling, located on the eastern side of Arlington Road.

The application site is subject to the following planning constraints:

Area Susceptible to Groundwater Flood - Environment Agency	Superficial Deposits Flooding - >= 75% - SSA Pool ID: 308
Article 4 Direction Basements	Article 4 Direction - Basements / Ref: ART4/BASEMENTS / Effective from: 18/04/2018
Increased Potential Elevated Groundwater	GLA Drain London
Neighbourhood Plan Area	Ham and Petersham Neighbourhood Area - Ham and Petersham Neighbourhood Plan - Adopted by Council on 22 January 2019
Protected View (Indicative Zone)	N_View_004 View from near Ham House to Orleans House
Protected View (Indicative Zone)	N_View_005 View to Marble Hill House (north)
Village	Ham and Petersham Village
Ward	Ham, Petersham and Richmond Riverside Ward

## 3. RELEVANT PLANNING HISTORY

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

Ref	Proposal	Decision
24/1778/HOT	Proposed single storey rear extension and window alterations at first floor.	Refused Permission

This current application is a resubmission of the above, which was refused on the following grounds:

### ***“Reason for Refusal - Neighbour Amenity***

*The proposed extension by reason of its combined height, depth and siting will result in an overbearing sense of enclosure and visually intrusive form of development that will adversely impact on the residential amenity of nearby occupants, in particular, No.19 Arlington Road. The proposed development would thereby be contrary to, in particular, policy LP8 of the Local Plan (2018), the Richmond Publication Version Local Plan (Regulation 19 version) in particular policies 46 and the council's 'House Extensions and External Alterations' (2015) Supplementary Planning Document.”*

<b>Previously Refused Scheme (24/1778/HOT)</b>	<b>Currently Proposed Scheme (24/2346/HOT)</b>
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#### 4. CONSULTATIONS CARRIED OUT

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

No letters of representation have been received.

#### 5. AMENDMENTS

Retention of the existing first floor windows, with the taller pane reduced to take into consideration the single storey roof height.

Neighbours were not re-consulted given no material amendment to the original scheme.

## 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

These policies can be found at:

[https://assets.publishing.service.gov.uk/media/65819679fc07f3000d8d4495/NPPF\\_December\\_2023.pdf](https://assets.publishing.service.gov.uk/media/65819679fc07f3000d8d4495/NPPF_December_2023.pdf)

### 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/new-london-plan/london-plan-2021>

### 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
Views and Vistas	LP5	Yes	No
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](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.

Where relevant to the application under consideration, this is addressed in more detail in the assessment below.

Issue	Local Plan Policy	Compliance	
Local Character and Design Quality	LP28	Yes	No
Views and Vistas	LP31	Yes	No
Amenity and Living Conditions	LP46	Yes	No

These policies can be found at [https://www.richmond.gov.uk/draft\\_local\\_plan\\_publication\\_version](https://www.richmond.gov.uk/draft_local_plan_publication_version)

### Ham and Petersham Neighbourhood Plan (2019)

The main policies applying to the site are as follows:

Issue	Plan Policy	Compliance	
Protecting Green Character	C1	Yes	No
Character and Context Appraisal	C2	Yes	No

These policies can be found at

[https://www.richmond.gov.uk/media/16749/hpn\\_plan\\_2018\\_to\\_2033\\_january\\_2019.pdf](https://www.richmond.gov.uk/media/16749/hpn_plan_2018_to_2033_january_2019.pdf)

### Supplementary Planning Documents

House Extension and External Alterations

Ham and Petersham Village Plan

These policies can be found at:

[https://www.richmond.gov.uk/services/planning/planning\\_policy/local\\_plan/supplementary\\_planning\\_documents\\_and\\_guidance](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/Visual Amenity
- ii Neighbour Amenity
- iii Protected Views
- iv Biodiversity

### Issue i - Design/Visual Amenity

*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 SPD on House Extensions and External Alterations notes that the doors and windows are an integral part of the house which should be in keeping with its overall style, age and character. Windows are an important feature and an inappropriate choice can spoil an otherwise satisfactory design. The SPD states the following about doors and windows:*

- *Full-length glass doors should be avoided.*
- *Windows should maintain existing detail and style with the main windows in the house.*
- *Avoid mixing window styles.*

### Rear Extension

The proposal seeks to erect a full-width, stepped, single-storey rear extension. The extension comprises flat roofs, 1x skylight within. The height of the extension will be sited comfortably below the cill of the first-floor level fenestration, as required under SPD. Given the proposed dimensions in comparison to the existing built form, the rear extension will not appear overly dominant and will appear subordinate to the original building.

The proposed exterior materials comprise red stock brickwork to match that of the existing, with GRP flat roof, this ensures the development will integrate satisfactorily with the original dwellinghouse. With regard to fenestration, the scheme proposes largely glazed, aluminium framed windows and doors to the rear elevation. The proposed fenestration retains window hierarchy, as outlined in the 'House Extensions and External Alterations' SPD. The contemporary materials assist in reducing the visual bulk and contribute to helping the extension appear an obvious addition to the main dwellinghouse. No objections are raised with regard to materials.

The amenity space in the rear garden would be reduced as a result of the proposal. However, the reduction will not be significant, when compared to the rear garden area and does not harm local character.

When viewed in the context of the neighbouring additions, it is considered that the proposed development would not harm the character and appearance of the surrounding area.

### Fenestration

The fenestration alterations at first floor retain the existing design and proportions to that of the existing, as such no objections are raised in this regard.

The proposed scheme is considered acceptable in terms of design/visual amenity. The proposal is not considered to detrimentally impact the character of the wider area or host building and therefore, is in line with the aims and objectives of policy LP1 of the Local Plan (2018), these policy objectives are taken forward in publication local plan policy LP28 and relevant supplementary planning documents.

### **Issue ii - 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 3.5m deep on a semi-detached 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.*

#### Fenestration

The fenestration alterations at first floor level will not result in any new lines of sight above that which can already be achieved through the existing fenestration. Thus, the proposal will not result in an increase in overlooking or raise any issues with regard to privacy on any neighbouring properties.

#### Rear Extension

15 Arlington Road benefits from a single-storey rear extension sitting adjacent to the shared boundary line, approved under Ref: 22/1373/PS192, whilst the proposed extension does measure a depth of 4.35m adjacent to the shared boundary, the proposed extension would project no more than 3.5m beyond the rear elevation of this extension. With regard to 19 Arlington Road, the scheme has been reduced in depth from 4m as previously refused under 24/1778/HOT to 3.5m along the boundary. As detailed above, 3.5m is considered an acceptable projection which would satisfy the guidelines set out in the House Extensions and External Alterations SPD.

As demonstrated on drawing number P24-44.2, the scheme is in compliance with the 45-degree test from the Building Research Establishment (BRE) standards against the adjacent rear facing windows of both No's.15 & 19 Arlington Road, this confirms the scheme will not result in any significant loss of daylight or sunlight to the habitable rooms at these properties. Given the scale of the rear extension the scheme will not result in any undue overshadowing to the neighbouring garden amenity spaces.

For the above reasons, it is considered that the proposed rear extension will not result in any undue overbearing impact, loss of light, visual intrusion or create a sense of enclosure to either neighbouring property.

As this element of the proposal is at ground level only the proposal does not raise any issues in terms of loss of privacy.

The property would remain solely in residential use as a result of the proposal. An undue increase in noise or pollution would not occur as a result of the proposal.

The proposed scheme is considered acceptable in terms of neighbour amenity. The proposal is not considered to detrimentally impact the amenities of any neighbouring occupiers and therefore, is in line with policy LP8 of the Local Plan (2018), these policy objectives are taken forward in publication local plan policy LP46 and relevant Supplementary Planning Documents/Guidance.

### **Issue iii - Protected Views**

*Policy LP5 of the local plan states 'The council will protect the quality of the views, vistas, gaps and the skyline, all of which contribute significantly to the character, distinctiveness and quality of the local and wider area'.*

Due to the nature and proposed height of the scheme being lower than that of the surrounding built form, it is considered this proposal will have a neutral impact on the '004 View from near Ham House to Orleans House' & '005 View to Marble Hill House (north)' protected views. Therefore, the scheme is compliant with the aims and objectives of LP5 of the Local Plan (2018), these policy objectives are taken forward in publication local plan policy LP31.

### **Issue iv - Biodiversity**

Biodiversity net gain became mandatory for minor developments on applications made from 2<sup>nd</sup> April 2024. Officer Planning Report – Application 24/2346/HOT Page 7 of 8



This application is exempt from mandatory biodiversity net gain on the grounds that is a householder application.

**Other Matters**

**Fire Safety**

The applicant has submitted a 'Fire Strategy Document' as required under policy D12 of the London Plan (2021).

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.

**8. 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.

**9. RECOMMENDATION**

The proposal is consistent with the objectives of the above policies and guidance, and therefore it is recommended the scheme is approved without delay.

**Grant planning permission with conditions**

**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): KM

Dated: 15/10/2024

**I agree the recommendation:**

Team Leader/Head of Development Management/Principal Planner

VAA

Dated: 16.10.24