

Application reference: 24/2468/HOT
BARNES WARD

Date application received	Date made valid	Target report date	8 Week date
01.10.2024	04.10.2024	29.11.2024	29.11.2024

Site:

12 Byfeld Gardens, Barnes, London, SW13 9HP

Proposal:

Single storey rear extension

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

APPLICANT NAME

Mr Wilfred van Geest
43 Kelvedon Road
London
SW6 5BP

AGENT NAME

Mr Robert Fuggle
Apex House
41 Tamworth Road
CROYDON
CR0 1XU

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

Consultations:

Internal/External:

Consultee

Expiry Date

Neighbours:

7 Ferry Road, Barnes, London, SW13 9RX, - 04.10.2024
10 Byfeld Gardens, Barnes, London, SW13 9HP, - 04.10.2024
14 Byfeld Gardens, Barnes, London, SW13 9HP, - 04.10.2024

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

Development Management

Status: GTD

Date: 28/10/2024

Application: 24/2463/HOT

Rear dormer roof extension and creation of rear roof terrace. Installation of rooflights to the front elevation.

Development Management

Status: PDE

Date:

Application: 24/2468/HOT

Single storey rear extension

Building Control

Deposit Date: 17.01.1994

Refurbishment

Reference: 94/0060/BN

Building Control

Deposit Date: 15.12.2017

Install a gas-fired boiler

Reference: 18/FEN00383/GASAFE

Application Number	24/2468/HOT
Address	12 Byfeld Gardens Barnes London SW13 9HP
Proposal	Single storey rear extension
Contact Officer	Sukhdeep Jhooti
Target Determination Date	29.11.2024

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 a two-storey, terraced dwellinghouse within Barnes Village and is designated as follows:

- Area Benefitting Flood Defence
- Flood Zone 2
- Flood Zone 3
- Increased Potential Elevated Groundwater
- Village [Barnes]
- Village Character Area [Suffolk Road, West of Castelnau – Character Area 14 Barnes Village Planning Guidance Page 57 CHARAREA04/14/01].

3. DESCRIPTION OF THE PROPOSAL AND ANY RELEVANT PLANNING HISTORY

The proposed development comprises single-storey rear extension

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
- 12. Achieving well-designed places
- 14. Meeting the challenge of climate change, flooding and coastal change
- 15. Conserving and enhancing the natural 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
SI 12 Flood Risk Management
SI 13 Sustainable Drainage
G6 Biodiversity and access to nature
G7 Trees and woodlands

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
Impact on Biodiversity	LP15	Yes	No
Impact on Trees, Woodland and Landscape	LP16	Yes	No
Impact on Flood Risk and Sustainable Drainage	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 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
Biodiversity and Geodiversity	39	Yes	No
Trees, Woodland and Landscape	42	Yes	No
Amenity and living conditions	46	Yes	No

Supplementary Planning Documents

House Extension and External Alterations
Village Plan – Barnes

These policies can be found at:

6. EXPLANATION OF OFFICER RECOMMENDATION

The key issues for consideration are:

- i Design
- ii Impact on neighbour amenity
- iii Trees
- iv Flood Risk
- v Fire Safety

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 proposed single-storey rear extension would be built from complementary materials. It would have a flat roof but this would not appear excessive in height when viewed against the cill height of first floor windows above. The extension would benefit from bi-fold doors which would ensure the extension serves as an obvious addition to the host dwelling. The extension would appear proportionate in its footprint when viewed against the size of the original house and rear garden area.

Single storey rear extensions of a similar size and scale form part of the established character of the area as witnessed on aerial imagery:



Fig 1 – Aerial imagery of the immediate locality

In view of the above, the proposal complies with the aims and objectives of policy LP1 of the Local Plan and policy 28 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.

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.

14 Byfeld Gardens

The proposed extension would not extend beyond the two-storey original rear projection at the application dwelling which adjoins the common boundary with this neighbouring property. As such, the proposed extension would have a neutral impact on the amenities enjoyed by the inhabitants of No. 14 Byfeld Gardens.

10 Byfeld Gardens

The proposed extension would not extend beyond the rear building line of this neighbouring property which benefits from a similar sized rear addition. The scheme would have a neutral impact upon the amenities enjoyed by the inhabitants of this neighbouring property.

The scheme would not materially impact upon the amenities enjoyed by the inhabitants of all other neighbouring properties due to its size, scale and siting.

In view of the above, the scheme would safeguard neighbour living conditions in line with policies LP8 of the Local Plan and Policy 46 of the Publication Local Plan.

iii Trees

Policies LP15 and LP16 seek to protect biodiversity and health and longevity of trees, woodland and landscape in the borough. Local Plan policy LP16, subsection 5 requires;

"That trees are adequately protected throughout the course of development, in accordance with British Standard 5837 - Trees in relation to design, demolition and construction, Recommendations (2012)."

The site is not within a Conservation Area and there are no TPO trees on or adjacent to the site. There are also no trees in close proximity to the development. As such, the development would adhere to policies LP15 and LP16 of the Local Plan.

iv 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.

v Flood Risk

Policy LP21 of the Local Plan relates to flood risk as well as Policy 8 of the Publication Local Plan. The site is within flood zone 3. A flood risk assessment has been provided which confirms that floor levels within the proposed development would be no lower than existing levels.

vi Fire Safety

Policy D12 of the London Plan relates to fire safety. A fire safety statement has been submitted which meets the aims and objectives of Policy D12. This does not override the need for the scheme to comply with the fire safety aspects of the Building regulations. A condition would be imposed to ensure the scheme adheres to this statement on an ongoing basis.

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 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): SJH

Dated: ...30.10.2024

I agree the recommendation:



~~Team Leader/~~Head of Development Management/Principal Planner

Dated: ...30/10/2024.....

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: