

Application reference: 24/0982/DD02
SOUTH RICHMOND WARD

Date application received	Date made valid	Target report date	8 Week date
30.09.2024	30.09.2024	25.11.2024	25.11.2024

Site:

28 Friars Stile Road, Richmond, TW10 6NE,

Proposal:

Details pursuant to condition U0182552 - SuDS of planning permission 24/0982/HOT

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

APPLICANT NAME

Irina Hemmers
28 Friars Stile Road
Richmond
Richmond Upon Thames
TW10 6NE

AGENT NAME

Mr Daniel Adeshile
3B COLLEGE MEWS
ST ANN'S HILL
LONDON
SW18 2SJ

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

Consultations:

Internal/External:

Consultee

Expiry Date

Neighbours:

-

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

Development Management

Status: REF Application:78/0570
Date:21/08/1978 Formation of vehicular access and hardstanding.

Development Management

Status: GTD Application:80/0133
Date:30/05/1980 Formation of a new vehicular access and hardstanding.

Development Management

Status: GTD Application:80/0133/DD01
Date:31/10/1984 Formation of a new vehicular access and hardstanding. (Detailed drawing application - Condition (a) - Materials). Condition No. (a) of planning permission 80/0133 dated 30.5.80.

Development Management

Status: REF Application:23/3427/HOT
Date:28/02/2024 Demolition of the existing ground-floor rear extension and erection of a new rear extension at ground floor level. Creation of full basement with front lightwell and sunken terrace to rear. Rear dormer and 3x side and rear rooflights. Replacement of windows and slate roof to match existing.

Development Management

Status: GTD Application:24/0982/HOT
Date:04/06/2024 Demolition of the existing ground-floor rear extension and erection of a new rear extension at ground floor level. Creation of full basement with front

lightwell and sunken terrace to rear. Rear dormer and 3x side and rear rooflights. Replacement of windows and slate roof to match existing.

Development Management

Status: GTD

Date: 17/10/2024

Application: 24/0982/DD01

Details in pursuant of condition U0182551 (Construction Management Plan) of 24/0982/HOT

Development Management

Status: PCO

Date:

Application: 24/0982/DD02

Details pursuant to condition U0182552 - SuDS of planning permission 24/0982/HOT

Building Control

Deposit Date: 20.06.2008

Reference: 08/1273/RG

Installation of sash windows. Formation of en-suite bathroom

Building Control

Deposit Date: 02.10.2024

Reference: 24/1273/IN

Creation of full lower ground floor and rear extension, configuration of ground, first, second and third floors plus first floor rear terrace, new rear dormer and roof replacement to existing three storey dwelling

Application Number	24/0982/DD02
Address	28 Friars Stile Road, Richmond, TW10 6NE
Proposal	Details pursuant to condition U0182552 (SuDS) of planning permission 24/0982/HOT
Contact Officer	Izabela Moorhouse
Target Decision Date	25/11/2024

1. DESCRIPTION OF THE PROPOSAL AND ANY RELEVANT PLANNING HISTORY

Details pursuant to condition U0182552 (SuDS) of planning permission 24/0982/HOT.

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

224/0982/HOT– Demolition of the existing ground-floor rear extension and erection of a new rear extension at ground floor level. Creation of full basement with front lightwell and sunken terrace to rear. Rear dormer and 3x side and rear rooflights. Replacement of windows and slate roof to match existing – **Granted**.

2. EXPLANATION OF OFFICER RECOMMENDATION

The relevant condition states:

U0182552 SuDS

Prior to commencement of groundworks for the basement hereby approved (excluding site investigations and demolition), a final detailed drainage design including drawings and supporting calculations shall be submitted to and approved in writing by the Local Planning Authority. A detailed management plan confirming routine maintenance tasks and responsibility for all drainage components shall also be submitted and approved in writing with the Local Planning Authority to demonstrate how the drainage system is to be maintained for the lifetime of the development. The approved details shall be implemented prior to the occupation of the development hereby approved.

REASON: To prevent the risk of flooding to and from the site in accordance with relevant policy requirements including but not limited to London Plan Policy SI13, its associated Sustainable Design and Construction SPG, the Non-Statutory Technical Standards for Sustainable Drainage Systems and Richmond Council's Local Plan Policy LP 21.

The following have been submitted:

- SuDS Maintenance Plan prepared by Aegaea

The submitted document confirms that the drainage strategy comprises the use of permeable paving and a sedum roof to treat and attenuate flows prior to discharging to the existing Thames Water combined sewer at a controlled rate. The drainage strategy proposed to discharge a controlled rate of 1l/s utilising the existing connection to the combined sewer.

The proposed drainage system contains a number of measures to control the discharge and surface water on site, it is important that the owner/occupier understands and maintains the drainage system to ensure effective operation. The SuDS system aims to manage rainfall by collecting surface water for treatment and attenuation prior to discharging at a controlled rate into the combined sewer network.

The application also includes for maintenance details in line with the requirements of the condition.

No objection is raised to the submitted documentation and therefore is considered sufficient to satisfy the requirements of the condition.

3. RECOMMENDATION

Upon full assessment of the submitted material supporting the application, taking into account all material considerations, it is considered the requirements of condition U0182552 (SuDS) have been met.

Discharge condition/s

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):I.ZM.....

Dated:31/10/2024.....

I agree the recommendation:



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

Dated: ...31/10/2024.....

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: