

Application reference: 24/2317/HOT
BARNES WARD

Date application received	Date made valid	Target report date	8 Week date
16.09.2024	16.09.2024	11.11.2024	11.11.2024

Site:

78 Lowther Road, Barnes, London, SW13 9NW

Proposal:

PROPOSED SINGLE STOREY FRONT EXTENSION TO ENLARGE FRONT PORCH AND FRONT BEDROOM

APPLICANT NAME

MR & MRS STEMPIN
78 Lowther Road
Barnes
London
Richmond Upon Thames
SW13 9NW

AGENT NAME

Mr Maciej Maslanka
18 BROOKFIELD AVENUE
DUNSTABLE
LU5 5TS

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

Consultations:

Internal/External:

Consultee

Expiry Date

Neighbours:

71 Lowther Road, Barnes, London, SW13 9NP, - 17.09.2024
69 Lowther Road, Barnes, London, SW13 9NP, - 17.09.2024
67 Lowther Road, Barnes, London, SW13 9NP, - 17.09.2024
25 Parke Road, Barnes, London, SW13 9NJ, - 17.09.2024
23 Parke Road, Barnes, London, SW13 9NJ, - 17.09.2024
27 Parke Road, Barnes, London, SW13 9NJ, - 17.09.2024
21 Parke Road, Barnes, London, SW13 9NJ, - 17.09.2024
80 Lowther Road, Barnes, London, SW13 9NW, -
76 Lowther Road, Barnes, London, SW13 9NW, - 17.09.2024
82 Lowther Road, Barnes, London, SW13 9NW -

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

Development Management

Status: GTD Application:88/2568/FUL
Date:05/01/1989 Erection Of Single Storey Rear Extension To Provide A Study, Enlarge Dining Room And An Enlarged Kitchen

Development Management

Status: GTD Application:88/2568
Date:09/01/1989 Erection of single storey rear extension to provide a study, enlarged dining room and an enlarged kitchen (Plan No. P04 01/P amended on 7th December 1988).

Development Management

Status: REF Application:24/1233/PS192
Date:09/07/2024 PROPOSED ROOF EXTENSION WITH REAR AND SIDE DORMERS, FRONT ROOFLIGHT AND CHIMNEYS REMOVAL

Development Management

Status: GTD
Date:16/07/2024

Application:24/1374/HOT
PROPOSED SINGLE STOREY REAR/SIDE EXTENSION WITH
ADDITIONAL DOOR TO THE LEFT SIDE ELEVATION, GARAGE
CONVERSION AND EXTERNAL CHIMNEY REMOVAL

Development Management

Status: GTD
Date:02/09/2024

Application:24/1831/PS192
Proposed roof extension comprising rear gable end and side dormers, front
rooflight window and chimneys removal

Development Management

Status: PCO
Date:

Application:24/2317/HOT
PROPOSED SINGLE STOREY FRONT EXTENSION TO ENLARGE
FRONT PORCH AND FRONT BEDROOM

Development Management

Status: PCO
Date:

Application:24/2501/HOT
PROPOSED FIRST FLOOR SIDE EXTENSION, PROPOSED FIRST
FLOOR REAR/SIDE INFILL EXTENSION, MAIN ROOF EXTENSION TO
THE REAR WITH JULIET BALCONY

Building Control

Deposit Date: 14.08.2008
Reference: 08/0133/CWALL

Cavity wall insulation

Building Control

Deposit Date: 27.02.2012
Reference: 12/FEN00988/FENSA

2 Windows 1 Door

Building Control

Deposit Date: 11.07.2024

Single storey rear extension with part side infill, garage conversion,
relocation of ground floor WC, removal of front chimney breast, and loft
conversion with left hand side and right hand side dormers and rear dormer.
(see exclusions**)

Reference: 24/0841/IN

Application Number	24/2317/HOT
Address	78 Lowther Road, Barnes, London, SW13 9NW
Proposal	Proposed single storey front extension to enlarge front porch and front bedroom
Contact Officer	Izabela Moorhouse
Target Determination Date	11/11/2024

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 site comprises a two-storey detached dwelling located on the northern side of Lowther Road. The property is not listed, nor does it constitute a BTM. The site does not fall within a Conservation Area. It is subject to the following constraints:

- Area Benefiting from Flood Defence
- Area Susceptible to Groundwater Flooding $\geq 75\%$
- Floodzones 2 and 3 (Tidal Models)
- Article 4 Direction Basements – Basements
- Barnes Village
- Suffolk Road, West of Castelnau Village Character Area

3. DESCRIPTION OF THE PROPOSAL AND ANY RELEVANT PLANNING HISTORY

The proposed development comprises the “*Proposed single storey front extension to enlarge front porch and front bedroom*”.

The comprehensive list of planning history can be found above. Of relevance:

24/1831/PS192 – Proposed roof extension comprising rear gable end and side dormers, front rooflight window and chimneys removal – **Granted**.

24/1374/HOT - proposed single storey rear/side extension with additional door to the left side elevation, garage conversion and external chimney removal – **Granted**.

24/1233/PS192 – Proposed roof extension with rear and side dormers front rooflight and chimneys removal – **Refused**.

- *This proposal CONSTITUTES DEVELOPMENT within the meaning of Section 55 of the Town and Country Planning Act 1990, and a planning application IS REQUIRED. This is because the construction of the proposed roof results in works that amount to demolition and re-construction, as such it does not meet criteria laid down in the Town and Country Planning (General Permitted Development) (England) Order 2015 and any subsequent legislative amendments.*

20/1624/PS192 - 2x hip to gable and rear dormer roof extensions. 2No. rooflights on front roof slope – **Refused. Appeal Dismissed**.

88/2568/FUL – Erection of single storey rear extension to provide a study, enlarge dining room and an enlarged kitchen – **Granted**.

4. CONSULTATIONS CARRIED OUT

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

Two objections have been received raising the following concerns:

- Out of character
- Loss of light and view
- Obstruct views of the street from other houses

Neighbour amenity considerations are assessed under Section 6 (impact on neighbour amenity) in the report below.

AMENDMENTS

None.

5. MAIN POLICIES RELEVANT TO THE DECISION

NPPF (2023)

The key chapters applying to the site are:

- 4. Decision-making
- 11. Making effective use of land
- 12. Achieving well-designed places
- 16. Conserving and enhancing the historic 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

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 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 Plan Policy	Local	Compliance
Flood risk and sustainable drainage	8	Yes	No
Local character and design quality	28	Yes	No
Amenity and living conditions	46	Yes	No

Supplementary Planning Documents

Design Quality
House Extension and External Alterations
Barnes 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

Other Local Strategies or Publications

Other strategies or publications material to the proposal are:
Community Infrastructure Levy

Biodiversity Net Gain

The planning authority, for the purposes of determining whether to approve a Biodiversity Gain Plan, if one is required in respect of this permission would be the London Borough of Richmond upon Thames.

There are statutory exemptions and transitional arrangements which mean that the biodiversity gain condition does not always apply. Based on the information available this permission is considered to be one which will not require the approval of a biodiversity gain plan before development is begun because the proposal is development which is subject of a householder application within the meaning of article 2(1) of the Town and Country Planning (Development Management Procedure) (England) Order 2015. A 'householder application' means an application for planning permission for development for an existing dwellinghouse, or development within the curtilage of such a dwellinghouse for any purpose incidental to the enjoyment of the dwellinghouse which is not an application for change of use or an application to change the number of dwellings in a building.

6. EXPLANATION OF OFFICER RECOMMENDATION

The key issues for consideration are:

- i Design and visual amenity
- ii Impact on neighbour amenity
- iii Flood Risk
- iv Fire Safety

i Design and visual amenity

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.

With regard to front porches, the SPD states that they are one of the most significant changes a householder can make to the front of a house as it involves altering the shape of the house at its focal point, the entrance. It therefore advises to retain visual continuity, match existing work and to consider neighbouring properties. If a new porch is desired, it should enhance rather than detract from the original house, with the aim being to make the addition 'belong' to the house.

Whilst the proposed porch and front extension would noticeably alter the frontage of the property, it is not considered to adversely impact the character of the host dwelling, or the street given the projecting bay window at no. 80 and the presence of garage conversions along the street. Whilst it would unbalance the symmetry with the semi-detached pair, the degree of change is modest and not considered demonstrably harmful.

The proposed window would be of a similar style to the existing and would not appear out of keeping. It retains a satisfactory window hierarchy as it maintains verticality.

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 as supported by the Barnes Village Planning Guidance.

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 site is neighboured by no. 76 and 80 to the south and north respectively. Given distance, the residents located opposite the site would not be impacted as a result of the development.

The proposed replacement window to the converted garage will face onto public views at ground floor level and would have a neutral impact on the amenities of neighbouring dwellings.

As such, the proposal complies with the aims and objectives of the Local Plan policies LP8, policy 46 of the Publication Local Plan and House Extensions and External Alterations SPD.

iii Flood Risk

Policy LP21 states that all development should avoid, or minimise, contributing to all sources of flooding, taking account of climate change and without flood risk elsewhere.

An Flood Risk Assessment has been submitted to the Council – received 16/09/2024.

The site is located within various other flood risk constraints, most notably in flood zones 2 and 3 and within an area susceptible to groundwater flooding, as listed in the first section. The proposals include a modest increase in floorspace, and the ground floor internal finished floor levels will remain at the existing level. As such, it is not considered that any additional risk to flooding would arise, thus the proposal complies with policy LP21.

iv Fire Safety

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

A Fire Safety Statement has been submitted to the council – received 16/09/2024.

The applicant is advised that alterations to existing buildings should comply with the Building Regulations. This permission is not a consent under Building Regulations for which a separate application should be made. A condition will be included to ensure this 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 Officer Planning Report – Application 24/2317/HOT Page 6 of 7

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):IZM..... Dated:30/10/2024.....

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:ND.....

Dated:01.11.2024.....