

Application reference: 24/2470/HOT EAST SHEEN WARD

Date application received	Date made valid	Target report date	8 Week date
02.10.2024	02.10.2024	27.11.2024	27.11.2024

Site:

23 Deanhill Road, East Sheen, London, SW14 7DQ

Proposal:

First floor 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 D Wright
23 Deanhill Road
East Sheen
London
Richmond Upon Thames
SW14 7DQ

AGENT NAME

Mr John Rawlins
12
Parkfields
SW15 6NH
United Kingdom

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

Consultations:

Internal/External:

Consultee

Expiry Date

Neighbours:

40 Deanhill Court, Upper Richmond Road West, East Sheen, London, SW14 7DJ, - 08.10.2024
 38 Deanhill Court, Upper Richmond Road West, East Sheen, London, SW14 7DJ, - 08.10.2024
 36 Deanhill Court, Upper Richmond Road West, East Sheen, London, SW14 7DJ, - 08.10.2024
 34 Deanhill Court, Upper Richmond Road West, East Sheen, London, SW14 7DJ, - 08.10.2024
 32 Deanhill Court, Upper Richmond Road West, East Sheen, London, SW14 7DJ, - 08.10.2024
 30 Deanhill Court, Upper Richmond Road West, East Sheen, London, SW14 7DJ, - 08.10.2024
 29 Deanhill Court, Upper Richmond Road West, East Sheen, London, SW14 7DJ, - 08.10.2024
 27 Deanhill Court, Upper Richmond Road West, East Sheen, London, SW14 7DJ, - 08.10.2024
 25 Deanhill Court, Upper Richmond Road West, East Sheen, London, SW14 7DJ, - 08.10.2024
 23 Deanhill Court, Upper Richmond Road West, East Sheen, London, SW14 7DJ, - 08.10.2024
 21 Deanhill Court, Upper Richmond Road West, East Sheen, London, SW14 7DJ, - 08.10.2024
 19 Deanhill Court, Upper Richmond Road West, East Sheen, London, SW14 7DJ, - 08.10.2024
 21 Deanhill Road, East Sheen, London, SW14 7DQ, - 08.10.2024
 25 Deanhill Road, East Sheen, London, SW14 7DQ, - 08.10.2024

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

Development Management

Status: REF Application: 03/1939/HOT
Date: 15/08/2003 Proposed Single Storey Rear Extension.

Development Management

Status: GTD Application: 04/0808/HOT
Date: 10/05/2004 Proposed Single Storey Rear Extension And Glazed Enclosure To Front Porch.

Development Management

Status: GTD Application:93/0732/S192
Date:13/07/1993 Single Storey Rear Extension.

Development Management

Status: GTD Application:97/0979
Date:20/06/1997 Rear Roof Extension.

Development Management

Status: PDE Application:24/2470/HOT
Date: First floor rear extension

Development Management

Status: PCO Application:24/2520/HOT
Date: Infill existing entrance to form porch

Building Control

Deposit Date: 18.05.1993 Single storey rear extension & internal alterations
Reference: 93/0541/FP

Building Control

Deposit Date: 21.07.1997 Loft conversion
Reference: 97/1101/FP

Building Control

Deposit Date: 28.09.2004 Single storey rear extension.
Reference: 04/1998/BN

Building Control

Deposit Date: 04.06.2013 Installed a Gas Boiler
Reference: 13/FEN02473/GASAFE

Building Control

Deposit Date: 14.03.2014 7 Windows
Reference: 14/FEN00905/FENSA

Building Control

Deposit Date: 01.09.2021 Install one or more new circuits
Reference: 21/NAP00378/NAPIT

Building Control

Deposit Date: 03.11.2021 Install one or more new circuits
Reference: 21/NIC03493/NICEIC

Application Number	24/2470/HOT
Address	23 Deanhill Road East Sheen London SW14 7DQ
Proposal	First floor rear extension
Contact Officer	Sukhdeep Jhooti
Target Determination Date	27.11.2024

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, semi-detached dwellinghouse within East Sheen Village and is designated as follows:

- Increased Potential Elevated Groundwater
- Village -East Sheen
- Village Character Area [Temple Sheen Road/Palmerston Road /York Avenue – Character Area 12 East Sheen Village Planning Guidance Page 39 CHARAREA05/12/01].

3. DESCRIPTION OF THE PROPOSAL AND ANY RELEVANT PLANNING HISTORY

The proposed development comprises first floor rear extension

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

- 04/0808/HOT. Proposed Single Storey Rear Extension And Glazed Enclosure To Front Porch. Granted
- 03/1939/HOT. Proposed Single Storey Rear Extension. Refused
- 97/0979. Rear roof extension. Granted
- 93/0732/S192. Single storey rear extension. Granted

4. CONSULTATIONS CARRIED OUT

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

No comments received from neighbouring properties.

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

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 – East Sheen

These policies can be found at:

https://www.richmond.gov.uk/services/planning/planning_policy/local_plan/supplementary_planning_documents_and_guidance

6. EXPLANATION OF OFFICER RECOMMENDATION

The key issues for consideration are:

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

i Design

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 first floor rear extension would appear proportionate in size as it would be no wider than half the width of the existing house. It would be built from complementary materials. It would benefit from well-positioned and proportionate windows. The extension would appear modest in its depth. Whilst it would disrupt the uniformity of the consistent rear building line of this group of properties, given the modest proportions no demonstrable harm would occur. No objections are raised to the scheme.

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 extension is set away from No. 21 Deanhill Road and so would have a neutral impact on this property.

The extension would comply with the 45 degree BRE test when taken from the nearest first floor window at No. 25. The nearest window at this property is a non-habitable window as it serves a bathroom. As such, the scheme would not lead to a material loss of light or outlook when viewed from this property. It would not lead to material increases in the levels of overlooking compared with the existing situation.

In view of the above, it would safeguard neighbour living conditions in line with LP8 of the Local Plan and Policy 46 of the Publicaiton 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)."

Given the works are above ground floor level, no trees would be materially impacted by the proposal.

v Flood Risk

Policy LP21 of the Local Plan relates to flood risk. The site is within flood zone 1 but it is within an area of elevated potential groundwater flooding. The works proposed be at first floor level and would not lead to an increase in built form on the ground floor. Thus, the scheme would not materially increase flood risk levels particularly from groundwater compared with the existing situation.

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.

vi Fire Safety

Policy D12 of the London Plan relates to fire safety. A fire safety statement has been submitted in line with D12 of the London Plan. A condition would be imposed to ensure the scheme adheres to the submitted fire safety statement on an ongoing basis. This does not override the need for the scheme to comply with the fire safety aspects of the building regulations.

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:

South Area Team Manager:ND.....

Dated:01.11.2024.....