

Application reference: 24/2455/HOT
BARNES WARD

Date application received	Date made valid	Target report date	8 Week date
30.09.2024	03.10.2024	28.11.2024	28.11.2024

Site:

62 Ullswater Road, Barnes, London, SW13 9PN

Proposal:

Single storey side and rear extension.

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

APPLICANT NAME

Jessica Rowlands
62 Ullswater Road
Barnes
London
Richmond Upon Thames
SW13 9PN

AGENT NAME

Mr Edward Ward
40 Lisle Close
London
SW17 6LB

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

Consultations:

Internal/External:

Consultee

Expiry Date

Neighbours:

24,BRAEMORE COURT 231-237,KINGSWAY,HOVE,BN3 4FG -
55 Washington Road,Barnes,London,SW13 9BQ, - 04.10.2024
53 Washington Road,Barnes,London,SW13 9BQ, - 04.10.2024
35 Ullswater Road,Barnes,London,SW13 9PL, - 04.10.2024
62 Ferry Road,Barnes,London,SW13 9PW, - 04.10.2024
60 Ullswater Road,Barnes,London,SW13 9PN, - 04.10.2024
64 Ullswater Road,Barnes,London,SW13 9PN, - 04.10.2024

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

Development Management

Status: GTD

Date:12/11/2002

Application:02/3097

Part Demolition Of Existing Side And Rear Extension. Construction Of Single Storey Rear Extension.

Development Management

Status: GTD

Date:20/11/2002

Application:02/3096

Proposed Single Storey Side Extension.

Development Management

Status: GTD

Date:29/01/2003

Application:02/3598

Proposed Loft Extension With Rear Dormer.

Development Management

Status: GTD

Date:01/12/1980

Application:80/1362

Erection of a covered access at side of house.

Development Management

Status: PDE Application:24/2455/HOT
Date: Single storey side and rear extension.

Development Management

Status: GTD Application:24/2456/PS192
Date:24/10/2024 Rear dormer extension, and single storey garden room. Front rooflights

Building Control

Deposit Date: 25.02.2002 Remove internal wall between kitchen & dining room
Reference: 02/0353/BN

Building Control

Deposit Date: 10.02.2003 Loft conversion.
Reference: 03/0244/BN

Building Control

Deposit Date: 04.04.2003 Single storey rear extension to dining room & utility side extn
Reference: 03/0645/BN

Building Control

Deposit Date: 20.08.2005 FENSA Notification of Replacement Glazing comprising 1 Windows and 0
Doors. Installed by Everest Ltd. FENSA Member No 12404. Installation ID
2983461. Invoice No SL1620AJ

Reference: 05/6385/FENSA

Building Control

Deposit Date: 12.10.2012 6 Windows
Reference: 13/FEN00652/FENSA

Building Control

Deposit Date: 13.03.2015 Install a gas-fired boiler
Reference: 15/FEN01035/GASAFE

Building Control

Deposit Date: 06.01.2017 Install replacement windows in a dwelling
Reference: 17/FEN00173/FENSA

Application Number	24/2455/HOT
Address	62 Ullswater Road Barnes London SW13 9PN
Proposal	Single storey side and rear extension.
Contact Officer	Sukhdeep Jhooti
Target Determination Date	28.11.2024

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 Barnes Village. It is designated as follows:

- Area Benefitting Flood Defence – Environment Agency
- Flood Zone 2
- Flood Zone 3a
- Village [Barnes Village]
- 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 side and rear extension

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

02/3598	Proposed Loft Extension With Rear Dormer.	04/12/2002	04/12/2002	Granted Permission
02/3096	Proposed Single Storey Side Extension.	15/10/2002	15/10/2002	Granted Permission
02/3097	Part Demolition Of Existing Side And Rear Extension. Construction Of Single Storey Rear Extension.	15/10/2002	15/10/2002	Granted Permission
80/1362	Erection of a covered access at side of house.	15/10/1980	15/10/1980	Granted Permission

Of note is the history at the adjacent property:

60 Ullswater Road
21/3682/HOT. Single-storey extension. **Granted and implemented**

60 Ullswater Road
21/1396/HOT. Ground floor rear extension. **Refused for the following reasons:**

1. Reason for Refusal - Design By reason of its combined siting, excessive depth, mass and bulk the proposed rear extension would result in an unsympathetic, incongruous and dominant form of development that would adversely impact on the appearance, form and proportion of the host building, to the detriment of the visual amenity of the wider locality. The scheme is therefore contrary to, in particular, policy LP1 of the Local Plan (2018) and the Supplementary Planning Documents 'House Extensions and External Alterations' (2015).
2. Reason for Refusal - Neighbour Amenity The proposed extension by reason of its combined height, depth and siting will result in an overbearing and visually intrusive form of development that will adversely impact on the residential amenity of

nearby occupants, in particular, no's. 58 & 62 Ullswater Road. The proposed development would thereby be contrary to, in particular, policy LP8 of the Local Plan (2018) and the council's 'House Extensions and External Alterations' (2015) Supplementary Planning Document

4. CONSULTATIONS CARRIED OUT

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

2 letters of objection have been received and the comments can be summarised as follows:

- The extension proposed risks encroaching on number 64 and should be subject to the advice of a Party Wall Surveyor, which has not been mentioned in the proposal. There is the risk of the extension stealing daylight through two windows at the side of number 64, and affecting the privacy of residents as extension overlooks these windows. The planned extension will also affect the appearance of number 64, from the side and the front. All these factors will affect the ease and enjoyment of living there
- Overshadowing and Loss of Light: The proposed extension's excessive height, depth and flat roof design will create an unacceptable level of overshadowing and loss of light for neighbouring properties. This will significantly reduce the amount of natural sunlight reaching immediate neighbours' homes and gardens, negatively impacting the quality of life and potentially even affecting the health and wellbeing of occupants. This is in direct conflict with policies LP8, LP2, and LP1 of the Local Plan (2018) and the 'House Extensions and External Alterations' (2015) Supplementary Planning Document, which aim to protect residential amenity and ensure adequate access to sunlight.
- Overbearing and Intrusive Development: The proposed extension's scale, massing, and siting will result in an overbearing and visually intrusive structure that dominates the surrounding area. This will create a sense of enclosure for immediate neighbours, negatively impacting the residential amenity of nearby occupants. This is contrary to policy LP8 of the Local Plan (2018) and the 'House Extensions and External Alterations' (2015) Supplementary Planning Document, which seek to prevent overdevelopment and preserve the character of residential areas.
- Unsympathetic Design and Visual Amenity: The proposed extension's design is incongruous with the existing property and surrounding context. Its excessive height, bulk, and unsympathetic design create a dominant and visually jarring addition that detracts from the visual amenity of the wider locality. This conflicts with policy LP1 of the Local Plan (2018) and the 'House Extensions and External Alterations' (2015) Supplementary Planning Document, which emphasise the importance of good design and the preservation of local character

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

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
- G7 Trees and woodlands
- G6 Biodiversity and access to nature

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	Ne
Impact on Amenity and Living Conditions	LP8	Yes	Ne
Impact on Biodiversity	LP15	Yes	Ne
Impact on Trees, Woodland and Landscape	LP16	Yes	Ne
Impact on Flood Risk and Sustainable Drainage	LP21	Yes	Ne

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	Ne
Local character and design quality	28	Yes	Ne
Biodiversity and Geodiversity	39	Yes	Ne
Trees, Woodland and Landscape	42	Yes	Ne
Amenity and living conditions	46	Yes	Ne

Supplementary Planning Documents

House Extension and External Alterations
Village Plan – Barnes

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
- 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 Council's 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.

Single-storey side extension

The proposed single-storey side extension would have a contemporary appearance at the rear with bronze metal glazing and a more traditional/neutral appearance along the front elevation is more sensitive given its visibility. Nevertheless, the external finish and appearance of the proposed single storey side extension would help ensure it appears as an obvious addition to the host dwelling in line with the Council's SPD. It would be built from complementary materials. It would benefit from generously sized rooflights, but these would help break up the mass and bulk of the proposal. The height of the extension is not excessive in relation to the rest of the dwellinghouse and it would not appear excessive in depth or width. Under permitted development a single storey side extension can be built from to the common boundary and under the House Extension SPD this is acceptable for single storey side extensions. Given its overall size, scale and design, the proposed single-storey side extension is acceptable in this instance.

Single-storey rear extension

The proposal seeks to replace the existing single storey rear extension. It would comprise a depth of approx. 5.92m. The proposed extension would extend across the full width of the rear elevation of the existing house. It would comprise a flat roof, incorporating rooflights above. The cumulative depth of extensions at the adjoining semi are approx. 6m. These were approved under decision reference: 21/3682/HOT.

Whilst the overall dimensions, in particular the depth of the extension is somewhat large, the scheme is of relative proportions to other extensions within the locality, as shown in the figure below. The presence of the extensions in the nearby locality has changed the character of the area to such an extent that the scheme would not appear incongruous. As such, the rear extension is considered acceptable in this instance, as it is in keeping with the changing character of the area. This also confirms that the proposal would not result in an incongruous addition to host dwelling or wider locality. Moreover, given the proposed dimensions in comparison to the original dwelling, the extension will not appear overly dominant and will appear subordinate to the original building.



No objections are raised in regard to the proposal materials which are complementary. The contemporary design of the extension helps ensure it would appear as an obvious addition to the host dwelling.

The amenity space in the rear garden would be reduced as a result of the proposal. However, the reduction will be no more than 50% of the total area of ground covered by buildings within the curtilage of the dwellinghouse (other than the original dwellinghouse) and is therefore acceptable. 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.

Due to the siting, the works will not form views from the front of the dwelling/street scene, having a neutral impact on the public realm. 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 locality or host building and therefore, is in line with the aims and objectives of policy LP1 of the Local Plan (2018), Policy 28 of the Publication Local Plan and relevant supplementary planning documents.

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 councils 'House Extensions and External Alterations' (2015) SPD states "Extensions that create an unacceptable sense of enclosure or appear overbearing when seen from neighbouring gardens or rooms will not be permitted." The document notes, "The effect of a single storey extension is usually acceptable if the projection is no further than 3.5m for a semi-detached property," but does go on further to state "In such instances, where the depth exceeds that outlined above, the eaves height should be limited to 2.2m to mitigate the sense of enclosure."

Impact on 60 Ullswater Road

This adjoining property benefits from approved rear extensions which have a cumulative depth of approx. 6m. The proposed extension would be approx. 5.92m deep. It would not project beyond the rear building line of the extension constructed at No. 60 to an extent that would fail to comply with policy guidance. As such, the proposal would not lead to a material loss of light or outlook when viewed from the habitable room windows and rear garden area of this neighbouring property. The glazing associated with the proposed extension would not lead to material increases in the levels of overlooking from linear and lateral views compared with the existing situation.

Impact on No. 64 Ullswater Road

The proposed single storey rear extension would extend beyond the rear elevation this neighbouring property but given the rear elevational windows at this property face away from the application site, the depth of the projection and height on the boundary, the proposal would not lead to a material loss of light or outlook when viewed from the habitable room windows of this neighbouring property. The existing side extension at the application site provides a buffer between the proposed rear extension and the habitable room windows at this neighbouring property.

The side windows at No. 64 Ullswater Road either serve a non-habitable room window i.e. a W.C or they form primary windows to a hallway which is not considered a habitable room. Given the status of the windows and rooms they serve, they proposal would appear demonstrable harmful with regards to loss of light or outlook to warrant refusal of planning approval. Given the outlook of these windows is already impacted by the close proximity of the flank elevation of the application dwelling and any boundary treatment along the common boundary and having due regard to what could be actioned under permitted development, the scheme would not be demonstrable harmful to the outlook afforded to the inhabitants of this property to warrant refusal of planning approval. The rooflights would not lead to material increases in the levels of overlooking from linear and lateral views compared with the existing situation this is due to their positioning and profile.

Total = 1790 sq ft / 166.3 sq m



Floor plan of 64 Ullswater Road

Impact on properties along Washington Road

Whilst the proposed works may be a visible addition, the separation distance from the built form ensures the proposed scheme would not be visually intrusive or overbearing to properties rear of the application site.

It is noted 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 proposal scheme would safeguard neighbour living conditions in line with Policy LP8 of the Local plan and Policy 46 of the Publication Local Plan.



Figure 1 – Photo of subject property and ground floor rear extension at No. 60 Ullswater Road



Figure 2 – Photo of rear of No. 62 Ullswater Road



Figure 3 – Photo of subject property adjacent to No. 64 Ullswater Road



Figure 4 – Aerial imagery of immediate locality.

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. The scheme would therefore be acceptable with regards to the impact on trees. The proposal would comply with policies LP15 and LP16 of the Local Plan.

v Flood Risk

Policy LP 21 of the Local Plan states 'All developments should avoid or minimise, contributing to all sources of flooding, including fluvial, tidal, surface water, groundwater and flooding from sewers, taking account of climate change and without increasing flood risk elsewhere. Policy 8 of the Publication Local Plan states the same. A Flood Risk Assessment (FRA) has been provided as part of this application to comply with the requirements of LP21, which states the floor levels within the proposed development to be set no lower than existing levels AND, flood proofing of the proposed development has been incorporated where appropriate.

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.

Fire Safety

The applicant has submitted a 'Fire Safety Strategy' 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.

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:05.11.2024

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:06.11.2024.....