

Application reference: 24/2294/HOT
HAM, PETERSHAM, RICHMOND RIVERSIDE WARD

Date application received	Date made valid	Target report date	8 Week date
12.09.2024	16.09.2024	11.11.2024	11.11.2024

Site:

10 Cleves Road, Ham, Richmond, TW10 7LD

Proposal:

Removal of existing conservatory and part of existing side extension. Erection of side and rear extension with a pitch roof on rear and side. As part of glazing to include new bifolding doors and one window on the rear elevation; 5 velux on the side and rear roof.

APPLICANT NAME

Gurhan & Canan Boz & Eski Boz
 10 Cleves Road
 Ham
 Richmond Upon Thames
 TW10 7LD
 United Kingdom

AGENT NAME

Mrs Rachel Colquhoun
 265-269 Wimbledon Park Road
 London
 SW19 6NW
 United Kingdom

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

Consultations:

Internal/External:

Consultee

Expiry Date

Neighbours:

- 11 Lovell Road, Ham, Richmond, TW10 7LB, - 16.09.2024
- 15 Lovell Road, Ham, Richmond, TW10 7LB, - 16.09.2024
- 13 Lovell Road, Ham, Richmond, TW10 7LB, - 16.09.2024
- 12 Cleves Road, Ham, Richmond, TW10 7LD, - 16.09.2024
- 8 Cleves Road, Ham, Richmond, TW10 7LD, - 16.09.2024

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

Development Management

Status: PCO

Date:

Application: 24/2294/HOT

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Building Control

Deposit Date: 19.11.2011 Installed a Gas Boiler

Reference: 11/FEN04091/GASAFE

Building Control

Deposit Date: 19.11.2011 Circuit alteration or addition in a kitchen/special location

Reference: 11/ELE01121/ELECSA

Building Control

Deposit Date: 09.01.2013 Single storey side extension and loft conversion
Reference: 13/0042/FP

Building Control

Deposit Date: 11.07.2013 One or more new circuits Replacement consumer unit Upgrade or alteration
to means of earthing

Reference: 13/NIC05931/NICEIC

Building Control

Deposit Date: 24.01.2015 Installed Generic: Flue Liner Installed Ekol: Crystal 5
Reference: 15/HET00148/HETAS

Application Number	24/2294/HOT
Address	10 Cleves Road, Ham, Richmond, TW10 7LD
Proposal	Replacement single storey side/rear extension
Contact Officer	Grace Edwards
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 subject site comprises a two storey end of terrace dwelling located on the north western side of Cleves Road. The site is not located within a Conservation Area, nor does it constitute a Building of Townscape Merit. The site is subject to the following constraints:

- Area susceptible to groundwater flooding
- Increased potential for elevated groundwater
- Neighbourhood Plan Area
- Area susceptible to surface water flooding

3. DESCRIPTION OF THE PROPOSAL AND ANY RELEVANT PLANNING HISTORY

The proposed development comprises the replacement of an existing single storey rear conservatory and side extension with a single storey side/rear extension.

There is no relevant planning history associated with the site.

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

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	Ne
Impact on Amenity and Living Conditions	LP8	Yes	Ne
Impact on Biodiversity	LP15	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 Plan Policy	Local	Compliance	
Flood risk and sustainable drainage	8		Yes	Ne
Local character and design quality	28		Yes	Ne
Biodiversity and Geodiversity	39		Yes	Ne
Amenity and living conditions	46		Yes	Ne

Ham and Petersham Neighbourhood Plan (2019)

The main policies applying to the site are as follows:

Issue	Plan Policy	Compliance	
Protecting Green Character	C1	Yes	Ne
Character and Context Appraisal	C2	Yes	Ne

These policies can be found at

https://www.richmond.gov.uk/media/16749/hpn_plan_2018_to_2033_january_2019.pdf

Supplementary Planning Documents

Design Quality
House Extension and External Alterations
Transport

These policies can be found at:

Officer Planning Report – Application 24/2294/HOT Page 4 Of 7

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

6. EXPLANATION OF OFFICER RECOMMENDATION

The key issues for consideration are:

- i Design
- ii Impact on neighbour amenity
- iii Flood Risk
- iv Biodiversity
- 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 extension seeks to replace an existing conservatory and the roof of a separate side extension. The proposed extension has been designed with a hipped roof, which would be set sufficiently below the eaves of the first floor windows so as to appear subordinate to the main dwelling.

The proposed extension would be constructed in materials to match the existing dwelling and would be of a similar scale to others in the vicinity of the site, such that it would integrate satisfactorily with surrounding development.

In view of the above, the proposal is considered to comply with the aims and objectives of policy LP1 of the Local Plan and policy 28 of the Publication Local Plan as well as policies C1 and C3 of the Ham and Petersham Neighbourhood 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.

The application site is adjoined by Nos. 8 and 12 to the north east and south west of the site respectively. To the rear, the site backs on to the rear gardens of Nos. 11 and 13 Lovell Road.

The proposed rear projection of the extension would be 3m and the extension is therefore in line with the guidance set out within the Councils SPD.

It is acknowledged that the side part of the extension would have a depth of ~ 8.4m, and would have the same footprint as the existing side extension, however the roof would be altered and in parts would be higher than the existing.

However, there are no side facing windows within the side elevation of the adjacent neighbouring property No. 8 Cleves Road, and as such, it is not considered that that increased height of the side portion would have an unacceptable impact on the amenities of this neighbouring property in terms of appearing overbearing or obtrusive, nor would it result in a loss of light.

Give the modest scale of the proposed extension and the separation distance between the extension and the properties to the rear, no concerns are raised in this regard.

In view of the above, the proposal is considered to comply with policy LP8 of the adopted Local Plan and policy 46 of the emerging Local Plan.

iii Flood Risk

The application site is located within floodzone 1, however is also located within an area susceptible to both groundwater and surface water flooding. It is also located within an area with a potential for elevated groundwater.

A flood risk assessment has therefore been provided in support of the proposals which confirms that the finished floor levels will be set no lower than the existing, and that flood resistance measures will be incorporated where appropriate.

The proposals are therefore considered to comply with the aims and objectives of policy LP21 and policy 8 of the emerging 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 Fire Safety

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

A Planning Fire Safety Statement has been provided which provides details on passive and active safety measures; construction and materials; means of escape and evacuation; as well as information on access and equipment for firefighting. The submission of this document is considered to satisfy the requirements of policy D12.

The applicant is advised that additions and 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.

Overall, the proposal can therefore be considered consistent with 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 process. In making this recommendation consideration has been had to the statutory duties imposed by the Planning (Listed Buildings and Conservation Areas) Act 1990 and the requirements set out in Chapter 16 of the NPPF.

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.

Grant planning permission

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):GE..... Dated:05/11/2024.....

I agree the recommendation:



Team Leader/Head of Development Management/Principal Planner

Dated: ...06/11/2024.....