



Statement of Case

Appeal against refusal of planning application ref. 24/1546/HOT

September 2024

WEA Planning
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WEA Planning Ref: 2024_20

1. Introduction

1.1. WEA Planning have prepared this statement on behalf of Mr Robert Honeyball ('the appellant') to pursue an appeal against the refusal of a planning application by the Local Planning Authority, the London Borough of Richmond Upon Thames ('the LPA') at Westbourne, Marlborough Road, Hampton, TW12 3RX ('the property'). Mr Honeyball seeks planning permission for ground floor side, front and rear extensions, and raising of the ridge to create a new first floor storey.

1.2. The appellant submitted an application for planning permission on 19th June 2024. The appeal arises from the refusal of the LPA to grant permission on the 14th August 2024 for:

"Proposed single storey side, front and rear extensions. Raising of ridge to create a new storey at first floor level." ('the proposed development') (Ref: 24/1546/HOT).

1.3. This statement addresses the issues arising from the LPA's reasons for refusal, specifically:

"Its excessive mass, size, scale, bulk and form and inappropriate design and siting, would represent a dominant, visually obtrusive and incongruous form of development that would lack subservience and harmfully erode the character and appearance of the host property and the locality as a whole."

1.4. This statement demonstrates that the proposed development aligns with the National Planning Policy Framework (NPPF 2023), the London Plan 2021, the London Borough of Richmond Upon Thames Local Plan 2018, as well as the Supplementary Planning Document 'House Extensions and External Alterations' (2015), 'Hampton Village Planning Guidance' (2014) and 'Transport' SPD (2020).

1.5. Based on the consideration of the facts, practical considerations and in addressing the reason for refusal listed above, with the supporting evidence set out within this statement, we urge the Inspector to allow this appeal for the reasons set out in the "Grounds of the Appeal" chapter.

2. Site Surroundings, Character and Appearance

- 2.1. The property is situated within the London Borough of Richmond Upon Thames at the northern end of Marlborough Road. It is a single-storey bungalow, at the end of the road, where it intersects with Old Farm Road. The site is located in a suburban residential area within walking distance of various open green spaces, parks and other amenities, and is a 15-minute walk to Hampton Station which is served by South Western Railways.
- 2.2. The site is on a residential, private road and is characterised by varied and diverse detached houses, which are mostly double storey, many of which have undergone extensions and alterations. The road is characterised by a mix of material and building types.
- 2.3. The appeal site is not located within a Conservation Area, nor is it a listed building. The site is to the north of Tanglewood, a locally listed building (BTM) and south of an open space that is designated as Other Open Land of Townscape Importance (OOLTI).

3. Site History

- 3.1. There have been various recent planning applications for the property, as listed below:
- 3.2. **24/1546/HOT** (the subject of this appeal)
Proposed single storey side, front and rear extensions. Raising of ridge to create a new storey at first floor level.
Refused Permission 14/08/2024
- 3.3. **23/1074/HOT**
Proposed single storey side, front and rear extensions with new roof over providing habitable accommodation within loft space.
Refused Permission 15/12/2023
- 3.4. **87/1449**
Construction of pitched roof over existing flat roof.
Granted Permission 12/10/1987

3.5. **76/0581**

Erection of single storey rear extension.

Granted Permission 27/07/1976

4. Similar local applications

4.1. **20/0690/HOT**

Tanglewood, Marlborough Road, Hampton, TW12 3RX

Part single and part two storey rear extensions in the form of gables, a dormer to the rear roof slope between the gables, and an extension to the side of the roof over the existing garage to the southern side of the site.

Approved 29/05/2020

4.2. **23/2387/HOT**

Kilton, Marlborough Road, Hampton, TW12 3RX

Single storey front extension.

Approved 09/11/2023

4.3. **14/1405/HOT**

Grantham, Marlborough Road, Hampton, TW12 3RX

Loft and roof extension first floor side and rear ground extension. Internal remodelling.

Granted Permission 15/05/2014

4.4. **23/1603/HOT Appeal ref: APP/L5810/D/23/3331008**

42 Gloucester Road, Hampton, TW12 2UH

Refurbishment / reconfiguration of existing single storey bungalow - with necessary demolition works, proposed loft and side extensions. Roof alteration to provide additional habitable accommodation at first floor - including raised external walls, new roof, a small dormer at the side, and rooflights (obscure glass to side windows). Timber porch. Part single storey, part two storey side extension with front dormer window and rooflights.

Refused Permission 04/09/2023. Appeal Allowed on 12/02/2024.

4.5. **20/3734/HOT**

56 Ormond Crescent, Hampton, TW12 2TH

Ground floor front, side and rear extensions; construction of a first floor; and elevational alterations.

Granted Permission 27/04/2021.

4.6. **17/3714/FUL**

58 Ormond Crescent, Hampton, TW12 2TH

Demolition of existing garage and partial demolition of the existing dwelling. Erection single storey rear and front extensions and first floor extension to create an additional storey. New double garage. Associated hard and soft landscaping.

Granted Permission 24/01/2018

5. Agreed Matters

- 5.1. The LPA's Officer's Report (Gaetano Perillo, 14 August 2024) is appended to this statement (**Appendix A**). It confirms that the certain aspects of the proposed development are deemed acceptable and comply with the relevant policies.
- 5.2. In relation to impacts on neighbour amenity, the proposed development was considered acceptable. The officer noted that there are considerable gaps between the site and the surrounding properties. The officer noted that the proposal would not project beyond the front and rear facades of the neighbouring property, Tanglewood, and would maintain a similar ridge height to Tanglewood. There would not be any unreasonable loss of daylight or sunlight, nor any overshadowing and the development will not appear unreasonably overbearing or visually intrusive to any neighbouring gardens.
- 5.3. In relation to Policy LP 14 'Other Open Land of Townscape Importance' the officer considered that the proposal would not change the current residential backdrop of the nearby open land (OOLTI designation) or impact on the openness of the area.
- 5.4. Regarding flooding risk, the scheme was considered not to increase the existing flood risk in the area, in line with Policy LP 21 of the Local Plan (2018).

- 5.5. In relation to parking, the officer determined that neither the existing nor proposed garage would meet the space standards in the Transport SPD, however the officer felt that the site had sufficient parking space and was not located in a CPZ, so raised no objection with this.
- 5.6. Regarding fire safety, a fire safety statement was submitted and the scheme was considered consistent with Policy D12 of the London Plan.
- 5.7. Regarding CIL, on initial assessment the officer found that this development would be considered liable for the Mayoral and Richmond CIL.
- 5.8. The reason for refusal specified by the LPA relates to the impact of the proposed extensions on the character and appearance of the host property and the locality. Specifically, it was considered that the proposed extensions' mass, size, scale, bulk and form are excessive and represent a dominant and incongruous form of development. The appellant recognises that these are the only matters where there is disagreement with the LPA and are therefore the focus of this appeal.

6. Grounds of Appeal

Policy considerations

- 6.1. The policies which are relevant to the decision are outlined below.
- 6.2. Chapter 4 of the NPPF focuses on 'Decision-making' and states at paragraph 47: *"Planning law requires that applications for planning permission be determined in accordance with the development plan, unless material considerations indicate otherwise."*
- 6.3. Chapter 12 of the NPPF concerns matters of design and visual appearance. Notably, this includes a focus on ensuring that developments are visually attractive as a result of good architecture (paragraph 135b), are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (135c), and optimise the potential of the site (135e). The NPPF also states that development that is not well designed should be refused, especially where it fails to reflect local design policies and government guidance on design (paragraph 139). The NPPF also states that applicants who have worked closely with the LPA and those affected by the proposal and can demonstrate proactive and effective engagement should be looked upon favourably (paragraph 137).
- 6.4. Similarly, Policy D4 of the London Plan aims to ensure that planning decisions deliver good design. Policy D3 concerns optimising site capacity through a design-led approach whereby development should enhance local context by delivering buildings and spaces that positively respond to local distinctiveness through their layout, orientation, scale, appearance and shape, with due regard to existing and emerging street hierarchy, building types, forms and proportions. Development should also deliver appropriate outlook, privacy and amenity. Policy D6 concerns housing quality, providing standards for internal and external space, as well as qualitative design aspects such as layout, orientation, and form.
- 6.5. The London Borough of Richmond Upon Thames Local Plan (July 2018) contains policies which aim for development to achieve a high level of architectural quality. Policy LP1 requires consideration of the relationship to existing townscape, development patterns, views, local grain and frontages as well as scale, height,

massing, density, landscaping, proportions, form, materials and detailing. Policy LP2 states that extensions should respect and strengthen their setting through appropriate building heights, generally reflecting the prevailing building heights within the vicinity. There is no policy specific to the width of the extension.

- 6.6. The House Extensions and External Alterations Supplementary Planning Document (2015) considers that *“the essence of visual success is to look at the street as a whole, and through an appreciation of the original design and construction”*. The SPD demonstrates alternative methods to creating a harmonising extension, other than being subordinate to the existing building, whereby *“the extension is integrated with the house which can work well with detached houses and sometimes on the end of uniform terraces.”* The officer refers to the SPD guidelines that *“Two storey side and rear extensions should not be greater than half the width of the original building, to ensure the extension does not over-dominate the building’s original scale and character”*. The SPD also states that the effect of a single storey extension is usually acceptable if the projection is no further than 4m for a detached property.
- 6.7. The SPD offers general guidance on the approach that should be adopted. Whilst the SPD encourages retention of the host property and original form, this should be applied with flexibility and not rigidity. Any assessment must consider the individual circumstances of the case and its local context, as well as the need to make efficient use of land. The SPD confirms in its first paragraph that *“the examples given are only indicative of the Council’s approach and are not intended to stifle sensitive and imaginative design”*.

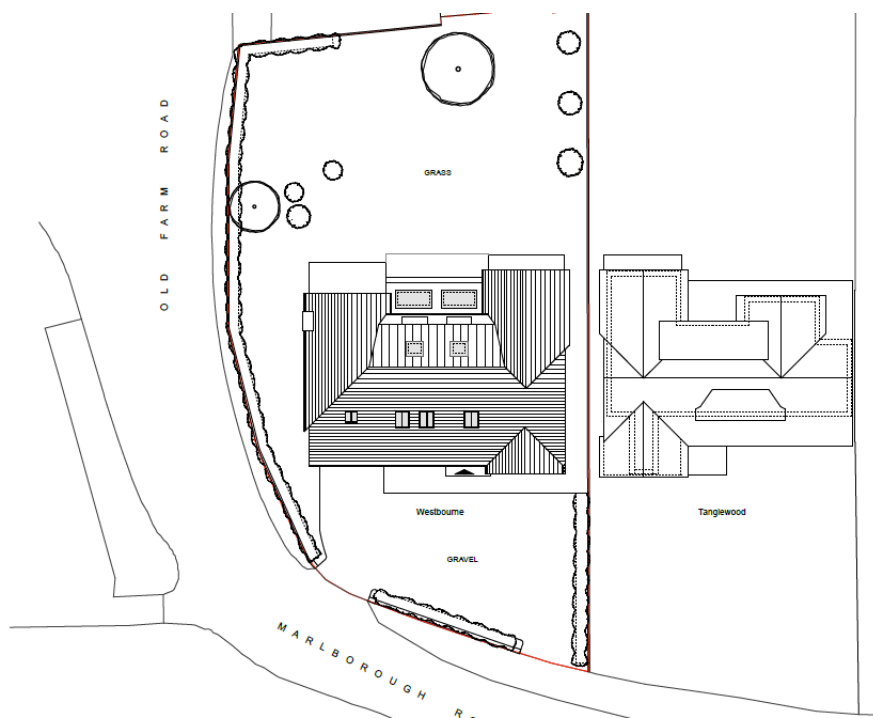
Assessment

- 6.8. The LPA’s reason for refusal was that they consider the proposed extensions to the host property to lack subservience due to their mass, size, scale, bulk and form. The LPA contend that this would result in an unsympathetic and incongruous form of development to the detriment of host property and surrounding area.
- 6.9. In relation to enhancing the setting, we note that the site is not situated within a conservation area and there is no specific policy requirement for a development proposal to enhance the character of surrounding area. Local Plan Policy LP1 states that the *“high quality character and heritage of the borough and its villages will need to*

be maintained and enhanced where opportunities arise". The policy makes clear that development proposals (and thus the LPA's decision) will have to demonstrate a thorough understanding of the site and how it relates to its existing context.

- 6.10. The context of the proposed development is that the dwelling is one of the only bungalows on the road, which consists mostly of two-storey detached dwellings or single-storey dormer dwellings. The proposal would enhance the uniformity and visual cohesion of the streetscape and improve the overall design and character of the area.
- 6.11. The proposed increased footprint of the dwelling would mirror the footprint and design of the neighbouring property Tanglewood (figure 1), for which officers approved an extension (ref. 20/0690/HOT). The LPA did not consider the overall size and mass of that proposal as overbearing. The larger width of the dwelling would accord with similar sized plots on the road increasing consistency and overall appearance of the area, rather than dominate the street scene. The scale of the proposed development is entirely appropriate in this location.

Figure 1 – Footprint of the proposed development and the neighbouring Tanglewood (Architect's drawings)



Proposed footprint of Westbourne, Marlborough Road (left) and existing footprint of Tanglewood, Marlborough Road (right) (Appellant, 2024)

- 6.12. The design statement (**Appendix B**) noted that the existing property's "*appearance is plain, with no architectural features of particular interest, and it could be described as utilitarian.*" The proposal would improve the character and aesthetic of host property and surrounding area. There is little demonstrable benefit to the character and local area in protecting the original appearance of host property.
- 6.13. It is important to properly understand the context of the development, as required by Policy LP1. The LPA's report states that the "*mass, size, scale, bulk and form and inappropriate design and siting, would represent a dominant, visually obtrusive and incongruous form of development*". Given the potential street scape as described above and as shown in the photographs below, it cannot reasonably be concluded that the extension would be incongruent to or dominate the existing mix of dwellings in the area, and the mass, size, or scale of acceptable extensions elsewhere on Marlborough Road, and therefore the LPA have not accurately assessed the context. Thus, the visual impact of the proposed extension on the street scene is limited.
- 6.14. In terms of assessing the visual context of the development, it is also relevant to consider the size and design of side, front or rear extensions which exist locally. There are many nearby examples of extensions and the styles and materials present in the area are varied. This includes single and two-storey extensions at varying aspects, some of which are designed to be subservient and others which are integrated to the host property. Examples of such can be found at Tanglewood (20/0690/HOT), Grantham (14/1405/HOT) and Kilton (23/2387/HOT). These are discussed in greater depth in later paragraphs 6.15 and 6.17-6.18. It is also noted that the original design of the houses includes windows of varying scales and shapes. This sets the context for the area in terms of the proposed extensions – it is somewhat mixed in appearance, scale, layout and materials. It is generally not symmetrical or uniform, through its original design as well as the various alterations that have been implemented over the years. Local examples are shown in the photographs below (figure 2) and at **Appendix C**.

Figure 2 – Existing street scene and views (Appellant’s own photos)



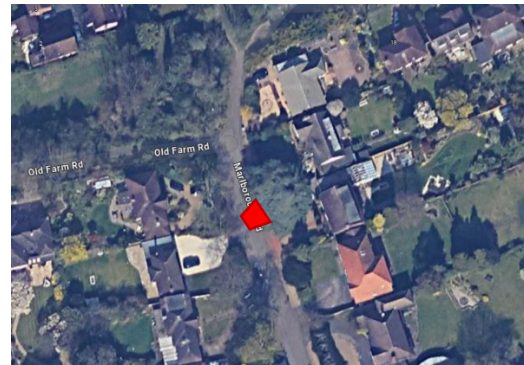
Street view of the proposed development and Tanglewood, Marlborough Road – rear extension with side roof extension



Tanglewood, Marlborough Road – rear extension



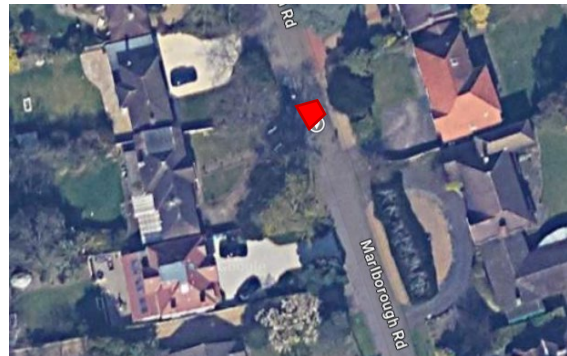
Street view of Tanglewood, Marlborough Road



Viewpoint of photograph ‘Street view of Tanglewood, Marlborough Road’



Street view of Tall Trees, Marlborough Road – opposite Westbourne



Viewpoint of photograph ‘Street view of Tall Trees, Marlborough Road – opposite Westbourne’



Grantham, Marlborough Road – opposite
Westbourne



Viewpoint of photograph 'Grantham,
Marlborough Road – opposite Westbourne'



18 Old Farm Road – north of Westbourne



Viewpoint of photograph '18 Old Farm
Road – north of Westbourne'

- 6.15. The Appellant undertook pre-application advice for the earlier, refused application (23/1074/HOT). The officer treated the proposal as a demolition and construction of a new dwelling, rather than an extension to the existing dwelling, and made an assessment on that basis. This is reiterated by the officer's report for this application (24/1546/HOT), whereby the officer deems "*The alterations proposed to the host property would result in a new dwelling rather than extensions to the existing dwelling.*" We would point out the significant environmental impacts of demolition and rebuild and reiterate that the appellant's intention is to extend and improve the existing dwelling to provide an improved family home suitable for modern family living and one which will have longevity. Regardless of whether the extensions would give the appearance of a new dwelling, the proposal is not for demolition and new build and should not be treated as such. We note that demolition and new build would be in contention to the London Plan (2021) where Policy SI 7 suggests that development should aim to reduce waste, in particular through construction and demolition. The proposed extension is better aligned with this policy in the London Plan than the alternative of demolition and new build.

- 6.16. It is also useful to consider the contextual assessment that has informed the decisions on other local planning applications. An application for single and two storey rear extensions and side roof extension at Tanglewood, Marlborough Road was approved in May 2020 (20/0690/HOT). The property is immediately to the south of Westbourne, Marlborough Road. The Officer Report (see **Appendix D**) states “*Although the SPD recommends that first floor extensions should be set back 1 metre from the front elevation, this is guidance only and whilst setbacks are normally encouraged, each case is assessed on its own merits.*” The officer judged the proposed extension on individual merits rather than rigid application of the SPD guidance.
- 6.17. An application was approved through appeal in February 2024 for refurbishment/reconfiguration of existing single storey bungalow with necessary demolition works, proposed loft and side extensions at number 42 Gloucester Road (23/1603/HOT Appeal ref: APP/L5810/D/23/3331008). Upon appeal it was suggested that the SPD should be taken as guidance, and applied with flexibility rather than rigidity, considering the specificity and location of each proposal. The PINS officer found that “*the increase in bulk and scale combined with the pallet of materials and improved design would not introduce a visually dominant or incongruous feature within the streetscene.*” The same is true for the proposed development to which this appeal relates. The proposed replacement would greatly benefit the existing street scene and the host property in relation to the surrounding dwellings.
- 6.18. At the nearby Grantham, Marlborough Road (14/1405/HOT), permission was granted for a loft and roof extension and first floor side and rear ground extension in May 2014. The officer described Marlborough Road as “*an attractive private unmade road comprising of large detached houses of varying designs.*” This reinforces the diverse mix in character and style of dwellings as typical on Marlborough Road, as well as the large detached nature of the majority of these dwellings, of which this proposal would complement. The officer also finds that the “*proposed rear dormer is less complimentary*”, echoing the SPD guidance, but finds that the extension matches similar dormers in the area.
- 6.19. At the nearby Kilton, Marlborough Road (23/2387/HOT) permission was granted for a single storey infill side extension in November 2023. The officer uses the same quote from the SPD 3.1.1 as in this application, regarding “*an unacceptable sense of enclosure or appear overbearing*”. However, the officer finds that the extension is suitable, and the SPD guidance can be dismissed, stating that the “*final test of*

acceptability will be based on the circumstances of the subject site itself". Again, this supports the position that the character of the neighbourhood is not impacted by the size of the proposed extension. As such, any perceived loss of the host property does not impact negatively on the area's character or the site in question, and the SPD guidance should be applied with flexibility and consider the surrounding area.

- 6.20. The nearby property at 56 Ormond Crescent (20/3734/HOT) was granted permission for ground floor front, side and rear extensions; construction of a first floor; and elevational alteration in April 2021. The officer's report argued that the proposed extensions to this detached bungalow, although not subordinate to the host property, were *"considered justified in this instance given that it will be the same scale as many other properties in this part of Ormond Crescent, including the adjoining No. 58."* The same is true of the proposed development to which this appeal relates.
- 6.21. At the nearby 58 Ormond Crescent (17/3714/FUL) permission was granted for the demolition of existing garage and partial demolition of the existing dwelling. Erection single storey rear and front extensions and first floor extension to create an additional storey. New double garage. Associated hard and soft landscaping in January 2018. The officer's report explained that the proposed increase in bulk and scale was *"mitigated by the substantial setback from Ormond Crescent"* and would be in harmony with the existing street scene and would *"be considered that the proposal would not be out of character with other dwellings within the locality, particularly noting its site area which is large for a suburban plot"*. The same is true of the proposed development to which this appeal relates. The proposal would complement the existing street scene, and the extended dwelling would be in proportion to the size and setting of the plot.
- 6.22. The LPA's report for Westbourne, Marlborough Road contends that the extensions would *"harmfully erode the character and appearance of the host property and the locality as a whole"*, yet they have defined the character of the area as diverse and agreed that there is no negative effect to the neighbouring BTM Tanglewood. The proposed extension presents a smart, respectful design, which is in-keeping with the style and the character of the neighbourhood as a whole. The SPD guides that the extension should attempt to retain and complement the original host property, however this should be applied with flexibility where the proposed design would better complement surrounding properties than the current anomalous bungalow. The proposed designs consider the local character, including the existing townscape,

views, and the original design of the dwelling in terms of its scale, proportions, form and materials, inter alia, and are in alignment with Local Plan Policy LP1.

- 6.23. Due weight and consideration should be given to the requirements of the NPPF (2023) paragraph 135 whereby decisions should ensure that developments “*are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change*”. As the proposed extensions will increase the coherence within the street scene and better align the site with the local character, the proposed development is both sympathetic and encouraging innovation and change which is appropriate to the local area and the existing site. Any assessment must consider the individual circumstances of the site and its locality, the need to make efficient use of land, and have regard to the nature of the proposals themselves, in this case a proposal to extend an existing bungalow.
- 6.24. The LPA’s Officer Report states that the proposed development does not comply with the SPD (2015) in terms of the scale and massing, and departure from taking the host building as a starting point of the design. However, the SPD also outlines the approach whereby an extension can be more fully integrated more into the host property when the property in question is a detached dwelling. The proposed development therefore complies with the SPD in this regard, as the design reflects a more holistic and integrated approach to the extensions, rather than designing them as ‘add-on boxes’ which may be more typical householder extensions. The proposed development also complies with the SPD in terms of the ‘usually acceptable’ sizes for extensions.
- 6.25. Notwithstanding the proposed development’s compliance with the SPD, we would also reiterate that the SPD is a “*set of guidelines*” and is “*not intended to stifle sensitive and imaginative design*”. It is therefore clear that the SPD need not be applied rigidly, and there is flexibility to consider the merits of any proposal even if it takes an alternative approach to its design. The proposed development accords with the requirements of NPPF 2023, London Plan 2021, and the London Borough of Richmond Upon Thames Local Plan 2018, and provides high-quality accommodation which preserves the character and appearance of the wider area and has no detrimental impact on neighbouring amenity.

7. Conclusion

7.1. This statement sets out the appeal grounds for allowing single storey side, rear and front extensions and the raising of the ridge to create liveable roof space at the existing detached bungalow at Westbourne, Marlborough Road, Hampton TW12 3RX. In summary:

- It is agreed the appellant shares common ground in all planning considerations with the exception of the sole reason for refusal, pertaining to the proposed scale of extensions in terms of their impact on the setting, character and appearance of the host property and of the surrounding area.
- The proposed extensions have been sensitively designed to complement the local area and the current site. This would result in a well-composed, appropriate development that would positively impact the appearance of the host property and the surrounding streetscape.
- The site is not situated within a conservation area. The immediate surrounding area consists of a diverse mix of housing styles, typologies and materials. The proposed extension is harmonious in appearance and in proportion to the size of the plot, the design is in-keeping with the character of the local area.
- There are many appeal decisions and granted planning applications in the area which point to the flexibility of SPD guidance for extensions. The LPA has taken this approach in relation to similar applications including in relation to alterations at the neighbouring Tanglewood, Marlborough Road. The proposed development should be considered in this broader context and on its specific merits.

7.2. For the reasons above, this appeal should be allowed. The proposal is in accordance with the NPPF, the London Plan, the London Borough of Richmond Upon Thames Local Plan and the Supplementary Planning Documents 'House Extensions and External Alterations', 'Hampton Village Planning Guidance' (2014) and 'Transport' (2020). Based on the material considerations, it is evident that the proposed development is appropriate in terms of its appearance and design and should be granted planning permission.

Appendix A – Officer’s Report 24/1546/HOT

Application reference: 24/1546/HOT HAMPTON NORTH WARD

Date application received	Date made valid	Target report date	8 Week date
19.06.2024	19.06.2024	14.08.2024	14.08.2024

Site:

Westbourne, Marlborough Road, Hampton, TW12 3RX

Proposal:

Proposed single storey side, front and rear extensions. Raising of ridge to create a new storey at first floor level.

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

APPLICANT NAME

Mr. Robert Honeyball
Westbourne,
Marlborough Road
Hampton
Richmond Upon Thames
TW12 3RX

AGENT NAME

Mr Paul Doorly
94 Innes Gardens
Putney
London
SW15 3AD
United Kingdom

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

Consultations:

Internal/External:

Consultee

14D Urban D

Expiry Date

08.07.2024

Neighbours:

2 Buckingham Road, Hampton, TW12 3JA, - 24.06.2024
35 Gresham Road, Hampton, TW12 3RB, - 24.06.2024
39 Gresham Road, Hampton, TW12 3RB, - 24.06.2024
37 Gresham Road, Hampton, TW12 3RB, - 24.06.2024
2 Daffodil Place, Hampton, TW12 3RU, - 24.06.2024
1 Daffodil Place, Hampton, TW12 3RU, - 24.06.2024
Ravenswood, Marlborough Road, Hampton, TW12 3RX, - 24.06.2024
Halfpenny Wood, Old Farm Road, Hampton, TW12 3RJ, - 24.06.2024
Tanglewood, Marlborough Road, Hampton, TW12 3RX, - 24.06.2024
Ingoldsby, Marlborough Road, Hampton, TW12 3RX, - 24.06.2024
37 Gresham Road, Hampton, TW12 3RB, - 24.06.2024
35 Gresham Road, Hampton, TW12 3RB, - 24.06.2024
2 Buckingham Road, Hampton, TW12 3JA, - 24.06.2024
39 Gresham Road, Hampton, TW12 3RB, - 24.06.2024
1 Daffodil Place, Hampton, TW12 3RU, - 24.06.2024
2 Daffodil Place, Hampton, TW12 3RU, - 24.06.2024
Ravenswood, Marlborough Road, Hampton, TW12 3RX, - 24.06.2024
Halfpenny Wood, Old Farm Road, Hampton, TW12 3RJ, - 24.06.2024

Tanglewood, Marlborough Road, Hampton, TW12 3RX, - 24.06.2024

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

Development Management

Status: GTD Application: 87/1449
 Date: 12/10/1987 Construction of pitched roof over existing flat roof.

Development Management

Status: GTD Application: 76/0581
 Date: 27/07/1976 Erection of single storey rear extension.

Development Management

Status: REF Application: 23/1074/HOT
 Date: 15/12/2023 Proposed single storey side, front and rear extensions with new roof over providing habitable accommodation within loft space.

Development Management

Status: PCO Application: 24/1546/HOT
 Date: Proposed single storey side, front and rear extensions. Raising of ridge to create a new storey at first floor level.

Building Control

Deposit Date: 21.11.2007 Cavity wall insulation
 Reference: 07/0128/CWALL

Building Control

Deposit Date: 25.09.2008 Installed a Gas Boiler
 Reference: 08/COR02227/CORGI

Building Control

Deposit Date: 13.12.2020 Install a gas-fired boiler
 Reference: 20/FEN04117/GASAFE

Building Control

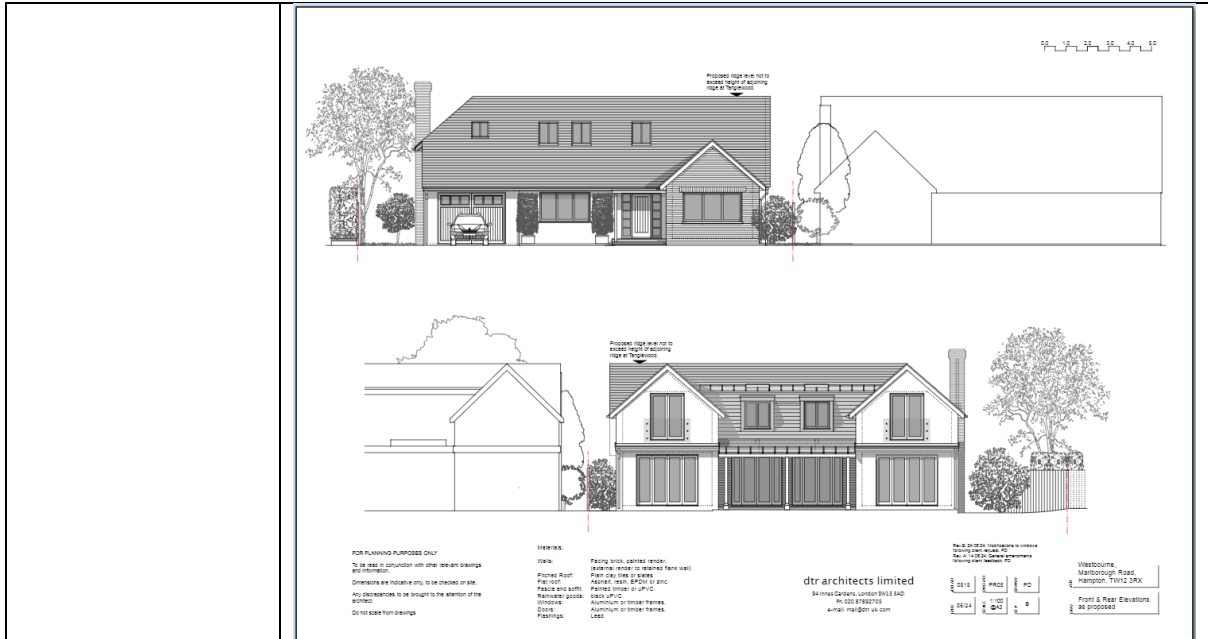
Deposit Date: 04.01.2021 Install one or more new circuits
 Reference: 21/NIC00026/NICEIC

Building Control

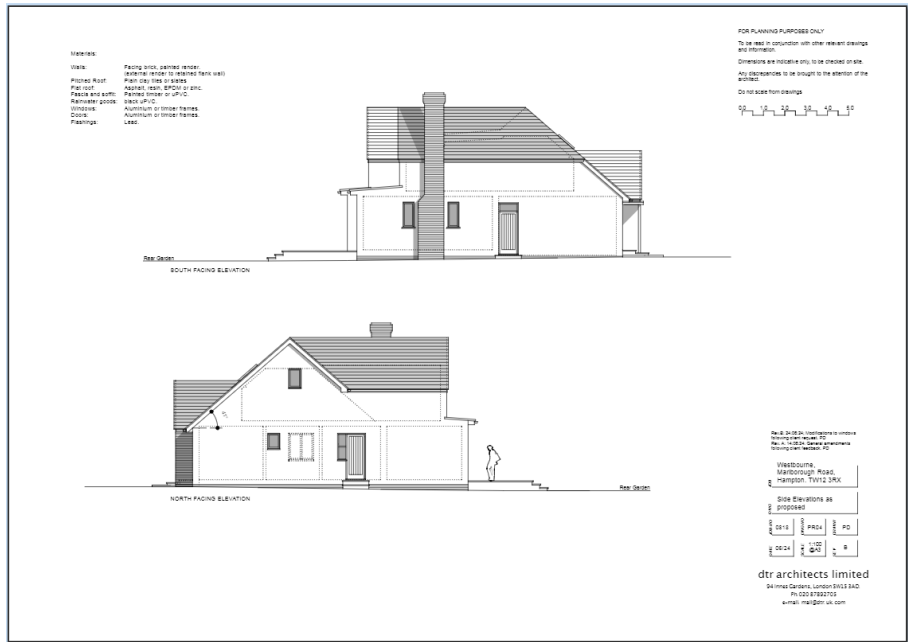
Deposit Date: 05.03.2021 Install replacement doors in a dwelling
 Reference: 21/FEN00273/FENSA

<p>Proposal</p>	<p>This application is a resubmission of the refused application reference: 23/1074/HOT (see below Planning History for further information) and proposes the following (agreed with the applicant): <i>proposed single storey side, front and rear extensions. Raising of ridge to create a new storey at first floor level.</i></p> <p>For completeness, the proposal would replace the existing garage and have roof extensions. Different options of materiality have been provided.</p>
<p>Site description / key designations</p>	<p>The application site is currently occupied by a bungalow located at the junction of Marlborough Road and Old Farm Road in Hampton Village, Hampton North Ward.</p> <p>Such application site is located in an Area Susceptible to Groundwater Flood.</p> <p>To the south of the application property is Tanglewood a locally listed building (BTM). Marlborough Road street scene presents a mix of materials and building types.</p>

	<p>To the north of the application property is an open space that is designated as Other Open Land of Townscape Importance (OOLTI).</p> <p>The application site is not located in a conservation area and no TPOs (protected trees) have been detected within its grounds or adjacent its grounds.</p>
<p>Planning History</p>	<p>87/1449 - Construction of pitched roof over existing flat roof - Granted 12/10/1987.</p> <p>76/0581 - Erection of single storey rear extension - Granted 27/07/1976.</p> <p>23/1074/HOT - Proposed single storey side, front and rear extensions with new roof over providing habitable accommodation within loft space - Refused 15/12/2023.</p> <p><u><i>Reason for Refusal - Design and BTM</i></u></p> <p><i>The proposal, by reason of its excessive mass, size, scale, bulk and form and inappropriate design and siting, would represent a dominant, visually obtrusive and incongruous form of development that would lack subservience and harmfully erode the character and appearance of the host property, the setting of the adjacent locally listed building/BTM 'Tanglewood' and the wider locality as a whole. The scheme is therefore contrary to the Local Plan (2018), namely Policies LP 1 and LP 4, the London Plan (2021), the NPPF (2023), and the SPD (2015) on House Extensions and External Alterations.</i></p> <div data-bbox="488 1144 1385 1765" style="border: 1px solid black; padding: 5px;"> </div> <p><u><i>Refused Scheme</i></u></p>



Proposed Elevations



Proposed Elevations

Policies

The proposal has been considered having regard to the policies within the London Plan and the Council’s Local Plan, in particular:

London Plan (2021):

- D12 Fire Safety

Local Plan (2018):

- LP 1 Local Character and Design Quality
- LP 4 Non-Designated Heritage Assets
- LP 8 Amenity and Living Conditions
- LP 14 Other Open Land of Townscape Importance
- LP 21 Flood Risk and Sustainable Drainage
- LP 45 Parking Standards and Servicing

	<p>Supplementary Planning Documents / Guidance:</p> <ul style="list-style-type: none"> • House Extensions and External Alterations SPD (2015) • Hampton Village Planning Guidance SPD (2014) • Transport SPD (2020)
Local Plan (Regulation 19 version)	<p><i>The Richmond Publication Version Local Plan (Regulation 19 version) and its supporting documents, including all the Regulation 18 representations received, was considered at Full Council on 27 April. Approval was given to consult on the Regulation 19 Plan and, further, to submit the Local Plan to the Secretary of State for Examination in due course. The Publication Version Local Plan, including its accompanying documents, have been published for consultation on 9 June 2023. Together with the evidence, the Plan is a material consideration for the purposes of decision-making on planning applications.</i></p> <p><i>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 Local Plan to be sound and legally compliant, officers and Councillors should accord relevant policies and allocations weight in the determination of applications taking account of the extent to which there are unresolved objections to relevant policies. Note that it was agreed by Full Council that no weight will be given to Policy 4 in relation to the increased carbon offset rate, and therefore the existing rate of £95/t will continue to be applied; in addition, no weight will be given to Policy 39 in relation to the 20% biodiversity net gain requirement at this stage; all other aspects and requirements of these policies will apply.</i></p> <p><i>In this regard, the following Policies are considered Material Planning Considerations in this instance:</i></p> <ul style="list-style-type: none"> • <i>Policy 28 Local character and design quality</i> • <i>Policy 30 Non-Designated Heritage Assets</i> • <i>Policy 46 Amenity and Living Conditions</i> • <i>Policy 36 Other Open Land of Townscape Importance (OOLTI)</i> • <i>Policy 8 Flood Risk and Sustainable Drainage</i> • <i>Policy 48 Vehicular Parking Standards, Cycle Parking, Servicing and Construction Logistics Management</i>
Consultee	Urban Design: No Objections (comments summarized in the main body of this report).
Material representations	None.
Amendments	None requested.
Professional comments	<p>The proposal has been assessed in relation to the following issues:</p> <ul style="list-style-type: none"> • Design and Visual Amenity/BTM • Neighbour Amenity • OOLTI • Flooding • Parking • Fire Safety

- CIL

Design and Visual Amenity/BTM

Paragraph 209 of the NPPF (2023) underlines '*the effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset*'.

Policy LP 1 'Local Character and Design Quality' requires that all development to be of high architectural quality demonstrating 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 character. Development must respect, contribute to and enhance the local environment and character.

The Councils SPD (2015) relating to House Extensions and External Alterations encourages the retention of the original form of the host property and any alterations should enhance the quality of the building. The original appearance should always be the reference point when considering any changes.

The SPD (2015) 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, so that the original form can still be appreciated. In such circumstances, the ridge of the extension should be set lower to that on the main house.

The SPD (2015) mentions that:

- two storey side and rear extensions should not be greater than half the width of the original building, to ensure the extension does not over-dominate the building's original scale and character;
- where the extension is to be subordinate to the existing house it is usually desirable to set back the extension by at least 1 metre behind the front elevation; and
- two storey side extensions should be sited 1 metre from the side boundary in order to avoid a terracing effect on the street.

The SPD (2015) states that raising the ridge of the building is normally unacceptable.

The SPD (2015) stipulates that it is preferable that new window openings would echo the proportions and sizes of those of the main house.

The SPD (2015) underlines that a significant area of the existing roof should be left beneath a new dormer and on either side of the dormer, thus setting the extension well in from either side of the roof.

The dormer should not project above the ridge line and should not be constructed to the front of a house. Hipped or gabled dormers are often preferable to those with flat roofs. Dormer windows should be smaller than that of the windows of the floor below.

The SPD (2015) also underlines that it is preferable that roof lights are flush with the existing roof (conservation type) and that they are carefully placed to line up with the windows on the floor below.

The adjacent BTM received approval for “*Single and two storey rear extensions. Extension of roof to side*” (application reference: **20/0690/HOT**).

SCALE BAR
0 1 2 3 4 5 6 7 8 9 10

GENERAL NOTES: Do not scale from this drawing. Dimensions must be checked on site. This drawing is copyright of Grainne O'Keeffe Architects. This drawing cannot be copied or used in any way without the express permission of Grainne O'Keeffe Architects. Neighbouring properties not surveyed unless stated.

GRÁINNE O'KEEFFE ARCHITECTS LIMITED
Atrium, 36 Broad Lane, Hampton, TW12 3AZ.
020 8941 1061 07976 389970
grainnearch@btopenworld.com
www.gokarchitects.co.uk

Job Name Tanglewood, Marlborough Road	Job No 2019-19	Revisions REV B 11/05/20 ROOF EXTENDED TO BOUNDARY	Rev No B
Drawing Name Front elevation Proposed	Day No 15	Scale 1:100	Last Edited 11/5/20 11:14:03

Approved Front Elevation: 20/0690/HOT

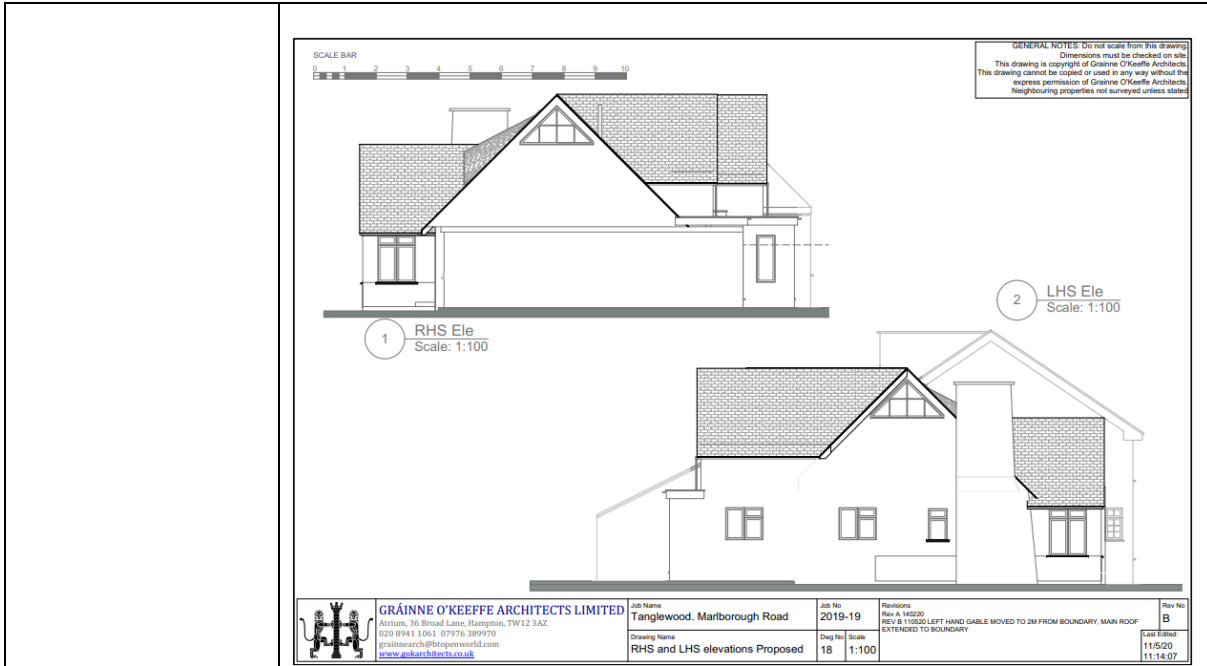
SCALE BAR
0 1 2 3 4 5 6 7 8 9 10

GENERAL NOTES: Do not scale from this drawing. Dimensions must be checked on site. This drawing is copyright of Grainne O'Keeffe Architects. This drawing cannot be copied or used in any way without the express permission of Grainne O'Keeffe Architects. Neighbouring properties not surveyed unless stated.

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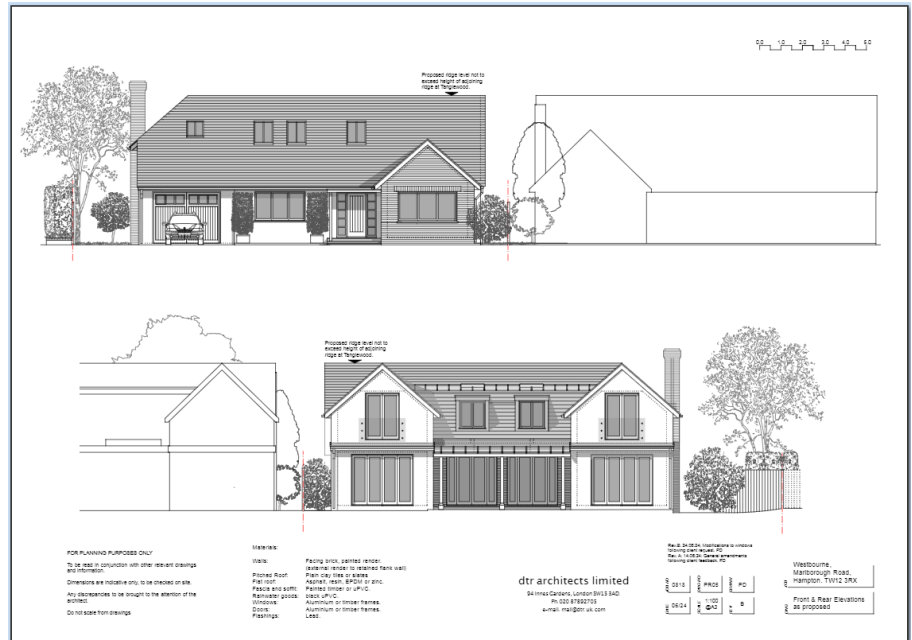
Job Name Tanglewood, Marlborough Road	Job No 2019-19	Revisions REV B 11/05/20 REV A 14/03/20 REV B 11/05/20 LEFT HAND GABLE MOVED TO 2M FROM BOUNDARY. MAIN ROOF EXTENDED TO BOUNDARY	Rev No B
Drawing Name Rear elevation Proposed	Day No 16	Scale 1:100	Last Edited 11/5/20 11:14:04

Approved Rear Elevation: 20/0690/HOT

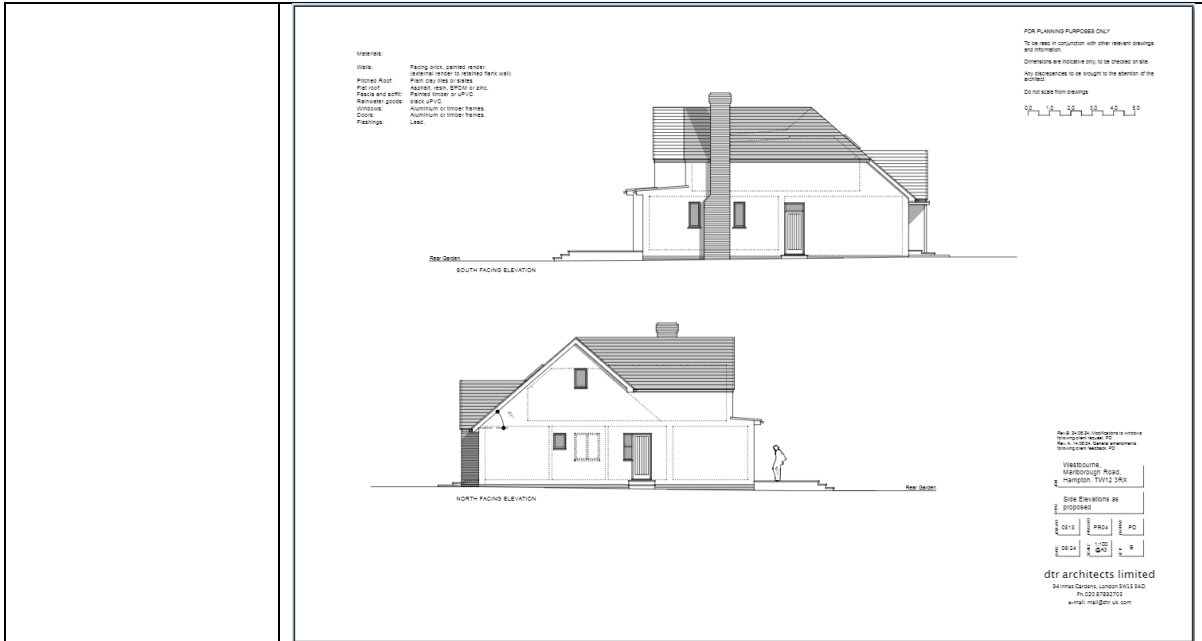


Approved Side Elevations: 20/0690/HOT

From the photographic evidence received, this development appears to be completed.



Proposed Elevations



Proposed Elevations



Refused Scheme

This application is a resubmission of the refused application reference: **23/1074/HOT**.

23/1074/HOT - Proposed single storey side, front and rear extensions with new roof over providing habitable accommodation within loft space - **Refused 15/12/2023**.

Reason for Refusal - Design and BTM

The proposal, by reason of its excessive mass, size, scale, bulk and form and inappropriate design and siting, would represent a dominant, visually obtrusive and incongruous form of development that would lack subservience and harmfully erode the character and

appearance of the host property, the setting of the adjacent locally listed building/BTM 'Tanglewood' and the wider locality as a whole. The scheme is therefore contrary to the Local Plan (2018), namely Policies LP 1 and LP 4, the London Plan (2021), the NPPF (2023), and the SPD (2015) on House Extensions and External Alterations.

In comparing the refused proposal with the current scheme, it is noted that such current scheme would respond better to the character and appearance of the adjoining BTM, as amended under the approval reference: **20/0690/HOT**, than the refused proposal.

This would partially overcome the above reason for refusal in relation to the impact of the proposal on the setting of the adjacent locally listed building/BTM 'Tanglewood'.

However, the current scheme is still considered excessive to the point that:

“its excessive mass, size, scale, bulk and form and inappropriate design and siting, would represent a dominant, visually obtrusive and incongruous form of development that would lack subservience and harmfully erode the character and appearance of the host property”.

Therefore, the remaining part of the aforementioned reason for refusal still applies, given:

the proposals, in failing to meet the SPD (2015)’s requirements in terms of mass, size and scale, would result in a domineering and overpowering development to the extent that the original form of the host property would not be appreciated. As such, the proposed extensions would fail to harmonise with the original character and appearance of such host property, when, as clearly stated by the SPD (2015), this should have been the reference points when considering the planned changes.

The alterations proposed to the host property would result in a new dwelling rather than extensions to the existing dwelling.

As such, the proposal is refused on the following grounds:

The proposal, by reason of its excessive mass, size, scale, bulk and form, would represent a dominant and incongruous form of development that would lack subservience harmfully eroding the character and appearance of the host property and the locality as a whole. The scheme is therefore contrary to the Local Plan (2018), namely Policy LP 1, the London Plan (2021), the NPPF (2023), and the SPD (2015) on House Extensions and External Alterations and Policy 28 of the Emerging Local Plan.

Neighbour Amenity

Policy LP 8 ‘Amenity and Living Conditions’ requires all development to “*protect the amenity and living conditions for the occupants of new, existing, adjoining and neighbouring properties*”. The policy also seeks to “*ensure that proposals are not visually intrusive or have an*

<p><i>overbearing impact as a result of their height, massing or siting, including through creating a sense of enclosure”.</i></p> <p>The House Extensions and External Alterations SPD (2015) advises that extensions that create <i>“an unacceptable sense of enclosure or appear overbearing when seen from neighbouring gardens or rooms will not be permitted”.</i></p> <p>The property that may be mostly affected by the proposals would be the adjacent Tanglewood, the BTM, noting there are relatively considerable gaps in between the application property and the surroundings properties.</p> <p>The proposal would not project beyond the front and rear facades of Tanglewood. It would maintain a similar ridge height. By virtue of the separation distance and roof forms facing this neighbour, it is not considered that the works would result in a detrimental loss of light to habitable rooms, noting that the windows on the flank elevation are largely secondary windows and nor would the resultant dwelling appear visually intrusive.</p> <p>In terms of overlooking issues, the scheme proposes an upper floor side window facing Tanglewood and serving a bathroom space. A condition requesting this window to be <i>at no time be openable or glazed, otherwise than in obscured glass, below a minimum height of 1.7 metres (5'7") above the relevant floor level</i> is considered reasonable and necessary to not exacerbate the mutual overlooking issues from upper levels that exists in the locality, that would have been applied had the proposal been found otherwise acceptable. The separation distance between the host dwelling and Halfpenny Wood would also mitigate privacy issues.</p> <p>Subject to the above, the proposed scheme would not adversely impact the neighbouring properties in terms of loss of light, overbearing and overlooking, and hence such proposed scheme is considered to meet the aims and objectives of Policy LP 8 of the Local Plan (2018) and the House Extensions and External Alterations SPD (2015).</p> <p>OOLTI</p> <p>Policy LP 14 ‘Other Open Land of Townscape Importance’ states that <i>“when considering developments on sites outside designated other open land, any possible visual impacts on the character and openness of the designated other open land will be taken into account”.</i></p> <p>The proposals would not change the current residential backdrop of the OOLTI as well as these proposals in being recessed and outside such OOLTI would not have a significant impact on its openness.</p> <p>Flooding</p> <p>Policy LP 21 ‘Flood Risk and Sustainable Drainage’ states that all developments should avoid, or minimise, contributing to all sources</p>
--

	<p>of flooding, including fluvial, tidal, surface water, groundwater and flooding from sewers, taking account of climate change and without increasing flood risk elsewhere.</p> <p>The scheme appears to be set no lower than the existing floor level and consequently such scheme would not increase flood risk. This is in line with Policy LP 21 of the Local Plan (2018).</p> <p>Parking</p> <p>Policy LP 45 regards Parking Standards and Servicing. The policy seeks to make provision for the accommodation of vehicles in order to provide for the needs of the development while minimising the impact of car based travel including on the operation of the road network and local environment, and ensuring making the best use of land.</p> <p>The scheme involves the replacement of the existing garage. Such existing garage and proposed garage would fail to meet the minimum space standards of 3 by 6m within the Transport SPD to accommodate a modern vehicle. Given the ample provision of parking to the front and the fact that the application property is not in a Controlled Parking Zone (CPZ), no objection is raised in this regard.</p> <p>Fire Safety</p> <p>The submitted Fire Safety Strategy received is considered sufficient to satisfy Policy D12 of the London Plan (2021).</p> <p>CIL</p> <p>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.</p> <p>On initial assessment this development is considered liable for the Mayoral and Richmond CIL.</p>
<p>Recommendation</p>	<p>It is recommended that the application reference 24/1546/HOT be refused for the above reasons.</p>

Recommendation:

The determination of this application falls within the scope of Officer delegated powers - **YES**

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): GAP Dated: 14/08/2024

I agree the recommendation: CTA

Team Leader/Head of Development Management/Principal Planner

Dated:14/08/2024.....

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:

REASONS:
CONDITIONS:
INFORMATIVES:
UDP POLICIES:
OTHER POLICIES:

The following table will populate as a quick check by running the template once items have been entered into Uniform

SUMMARY OF CONDITIONS AND INFORMATIVES

CONDITIONS

INFORMATIVES

Appendix B – Design Statement

Design and Access Statement.

EXTENSIONS AND ALTERATIONS AT
WESTBOURNE, MARLBOROUGH ROAD,
HAMPTON, TW12 3RX

PREPARED BY
DTR ARCHITECTS LTD
94 Innes Gardens, London SW15

June 2024

1. CONTEXT AND SITE

The property is a detached 3 bedroom bungalow, built in the 1960s, located in a corner plot at the junction of Marlborough Road and Old Farm Road. It is not in a Conservation area. The neighbouring property to the south is Tanglewood, a two storey dormer bungalow recognised as a BTM, and to the north of the application site there is an open space designated OOLTI.

It is a single storey property with a main body of rectangular plan, with double pitched roof with concrete tiles, and an attached garage. A rear extension was added in the 1970s. The building's appearance is plain, with no architectural features of particular interest, and it could be described as utilitarian. It occupies a generous corner plot, with deep front garden, off street parking, and large rear garden facing the front garden and flank wall, which has no windows-of the property Halfpenny Wood.

There is no prevailing building character in the street and surroundings, the appearance of the properties is mixed, but the overall character of the street is cohesive, with predominantly detached properties of two storeys, with ample front gardens lined by mature trees and vegetation. A number of the properties have been extended and also renovated in appearance in recent years, with the overall cohesive aspects mostly maintained.

The owners of Westbourne would like to extend and modernise the property, ideally resulting in a comfortable and upgraded family home, that is well integrated into the street, is commensurate with the site, and relates and responds positively to the area's evolving and cohesive character.

2. PLANNING HISTORY

There has been a recent pre-application and planning application, 23/1074/HOT, where the refusal report highlights the relevance of context and quality, of reference points within the existing and its neighbours, and of harmonising with the precedent, both with the existing on site, and with the historic lines of the surrounding context and development.

These aspects have been a core part of the current design rationale.

3. THE PROPOSAL

The proposed scheme seeks to extend the property at the front, Northern side and rear, and to raise the ridge. The resulting identity and character would be of a dormer bungalow, with two storey accommodation at the rear.

Various considerations were discussed and decided as part of the rationale early in the design process:

- To design a scheme which aims to harmonise rather than contrast with the surroundings. In this respect, the neighbouring Tanglewood emerged as a valid referential building during the design and iteration process; the two buildings are from similar eras, although Westbourne's identity is, at the moment, very plain and utilitarian.
- To address with the design the specific location of Westbourne, as an important corner near the OOLTI, as prominent, and as neighbouring Tanglewood.
- To create accommodation proportionate with the plot size, respecting the established street building lines at the front, rear and ridge. To retain and reference elements of the existing, while striving to enhance what is a building of limited qualities.
- To respect the amenity of neighbouring properties, and not to create an overbearing impact or sense of enclosure.

At ground floor the proposal is to extend the northern side by 1.75 metres from the existing end garage wall. The garage remains in its original location, it is enlarged to allow it to cater for current parking space

requirements, and to provide storage space for bicycles. The entrance door and windows on the front elevation remain in very similar positions to the existing, the eaves height also stays as original. We have created a small bay with a modest projection and a gable on the right side. We considered this element carefully: It creates a compositional rhythm with the opposite corner hip, it relates to the sheltered entrance porch, and it establishes a harmonious dialogue with Tanglewood.

The ridge has been raised by approximately one metre, to match that of the neighbouring property, and remains in the same location as existing in relation to the front and rear. This will enable the creation of rooms in the roof. We feel this is acceptable within the context of the site location, plot and overall character, as it is harmonious with the immediate neighbours and area, both in scale and appearance.

The roof hip at the northern end extension addresses the corner location, and provides a gentle bookend to the street scene. This element is in consonance with the other existing corner building roofs around the junctions of Marlborough, Old Farm and Buckingham Roads.

The proposal for the rear of the building is of ground floor extensions with two gable bays and a central dormer above. (Please refer to drawings for dimensions). The ground floor extension and first floor gable near the boundary with Tanglewood, project to the same line as this neighbouring property, with no impact or obstruction to their amenity and light. On the Northern side, the corner, the ground floor extends to the rear line of the current back extension, and the first floor gable is set back 2 meters from it. This arrangement and proportions have been done with careful consideration to the junction location and to the resulting north side elevation. We think that it results in a balanced building end, which addresses an important location with consideration for, and harmonising with the shape and size of the site, the street scene, and the area.

In the centre of the building at the rear, a small central bay gives access to a sheltered patio and the garden, and at roof level above there is a well integrated mansard extension with dormer windows. We have aimed for a more modern, in context, and clearly articulated rear elevation, where each element responds individually to the various qualities and constraints of the site, and where the overall is also of great quality in terms of scale, layout and design.

The resulting internal spaces are well distributed; at ground floor there is a central core family area leading to the large garden, with other utilitarian or more private rooms around it. At first floor level there are four bedrooms within the roof-space. The owners also want to retain a ground floor bedroom space with access to a shower room, with view to possible future needs of lifetime accessibility.

The design and scheme derive from the existing, which has been the main reference point for the process and iterations. Important elements of the frontage, as well as the south side elevation are retained as explained earlier. Most internal walls and partitions are retained, partially retained and integrated with the new. In terms of the street scene, building lines are respected.

Access to the property remains as existing.

The owners intend to build this scheme as a self-build project, living on site and utilising all their skills and knowledge as an experienced contractor to conserve as much as possible, and to improve and enhance where necessary.

4. CONCLUSION

The proposal and this statement aim to demonstrate that it is the result of an understanding of its context, that a balance has been aimed for, and achieved, between the original and the new scheme, that when seen and appreciated in its context the proposal is commensurate and harmonises with the existing and with the locality.

We believe that the proposed scheme remains true and well connected to its origins, but with the qualities of a good modern building fit for current and future times, and that it would contribute very positively to enhance the local character.

Appendix C – Photographs of neighbouring dwellings and existing street scene



09/05/2024



09/05/2024





Old Farm Rd

Old Farm Rd

Marlborough Rd

2

3

1

18

5

0

1





Rd



Marlborough Rd





©Marlborough Rd

Marlboro



NO THROUGH TRAFFIC

PRIVATE ROAD ACCESS ONLY

Kingham Rd

Old Farm Rd

18



**Appendix D – Officer’s Report Tanglewood, Marlborough
Road (20/0690/HOT)**

Application reference: 20/0690/HOT HAMPTON NORTH WARD

Date application received	Date made valid	Target report date	8 Week date
09.03.2020	09.03.2020	04.05.2020	04.05.2020

Site:

Tanglewood , Marlborough Road, Hampton, TW12 3RX

Proposal:

Single and two storey rear extensions. Extension of roof to side.

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

APPLICANT NAME

Mr Sanjeev Virdi
Tanglewood, Marlborough Road
Hampton
TW12 3RX

AGENT NAME

Ms Grainne O Keeffe
Atrium 36 Broad Lane
Hampton
TW12 3AZ
United Kingdom

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

Consultations:

Internal/External:

Consultee

Expiry Date

Neighbours:

Halfpenny Wood, Old Farm Road, Hampton, TW12 3RJ, - 13.05.2020
Ravenswood, Marlborough Road, Hampton, TW12 3RX, - 13.05.2020
The Cedar House, Marlborough Road, Hampton, TW12 3RX, - 13.05.2020
Westbourne, Marlborough Road, Hampton, TW12 3RX, - 13.05.2020

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

Status: REF Application: 20/0689/PS192
Date: 04/05/2020 Roof extension of existing flat roof to side elevation

Development Management

Status: PCO Application: 20/0690/HOT
Date: Single and two storey rear extensions. Extension of roof to side.

Building Control

Deposit Date: 10.05.2011 Installation of Cavity Wall Insulation
Reference: 12/CIG00149/CIGA

20/0690/HOT

Tanglewood, Marlborough Road, Hampton, TW12 3RX

Site

The application site comprises a detached dwelling (“Tanglewood”) located on the eastern side of Marlborough Road, Hampton. The application property is not located within a Conservation Area, although it is noted to be a locally listed Building of Townscape Merit (BTM). In terms of other designations the site is noted to be subject to an Article 4 Direction restricting permitted development on basements.

Site history:

19/0470/HOT – 20/0689/PS192 – Pending Decision.

Proposal

The proposal is for the construction of part single and part two storey rear extensions in the form of gables, a dormer to the rear roof slope between the gables, and an extension to the side of the roof over the existing garage to the southern side of the site.

Main development plan policies:

National Planning Policy Framework (NPPF)

Local Plan

- Policy LP1 Local character and design Quality
- Policy LP 4 Non-Designated Heritage Assets
- Policy LP8 Amenity and Living Conditions

Supplementary Planning Documents / Guidance:

- House extensions and external alterations

Public and other representations:

The application was advertised to neighbouring properties in the form of consultation letters. No responses have been received.

Amendments:

Following discussions with the Council, the applicant submitted revised drawings with the following changes:

- Extending the main roof to the front of the site so that it was flush with the southern boundary.
- Shifting the right-hand gable to the rear of the site so that it was two metres distance from the southern boundary.

The neighbours were re-consulted for a period of two weeks, and no comments were subsequently received.

Professional comments:

The main planning issues to be considered are the impact on:

- Design and appearance;
- Impact on neighbouring amenities

Design policies

The National Planning Policy Framework advises the Government attaches great importance to the design of the built environment stating that developments should be visually attractive as a result of good architecture. Good design is a key aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people.

Policy LP1 state the Council will require all development to be of 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.

Policy LP4 of the Local Plan states that the Council will seek preserve, and where possible enhance, the significance, character and setting of non-designated heritage assets, including Buildings of Townscape Merit, memorials, particularly war memorials, and other local historic features. There will be a presumption against the demolition of Buildings of Townscape Merit.

The SPD 'House Extension and External Alterations' states that roof extensions should dominate the original roof. In the case of a dormer a significant area of the existing roof should be left beneath a new dormer and on either side of the dormer, thus setting the extension well in from either side of the roof. They should not project above the ridge line, and should not be constructed to the front of a house. Dormer windows should be smaller than that of the windows of the floor below. In addition, the SPD notes that hip to gable extensions will not normally be acceptable.

The SPD also states that the overall shape, size and position of rear and side extensions should not dominate the existing house or its neighbours and should harmonize with the original appearance of the dwelling. This can be achieved through designing the addition to appear subordinate to the main structure so that the original form of the dwelling can still be appreciated. The SPD advises that two storey extensions should not be greater than half the width of the original dwelling to ensure that the extension does not over-dominate the buildings original scale and character.

The proposed single storey rear extension is considered moderate in size and would not result in a significant protrusion into the rear garden given the generous size of the site. There would be no change in depth resulting from the rear extension at the southern boundary of the site which is to the rear of the garage, and to the northern side of the site the extension would be approximately 4m in depth, which is in accordance with SPD guidance for detached dwellings. The space between the extension to the garage and the 4m element would be 2.4m in depth. The glazing to the rear, although relatively extensive, would be appropriate to the ground floor of the rear garden environment.

At first floor, the application proposes a first floor side extension of approx 2.6m over the existing garage so that it sits flush with the southern boundary of the site. Although the SPD recommends that first floor extensions should be setback 1 metre from the front elevation, this is guidance only and whilst setbacks are normally encouraged, each case is assessed on its own merits. The proposed gable extension is considered to be a modest extension and does not raise the existing ridge height of the roof. As such it smoothly relates to the existing BTM and would not be visually detrimental to the appearance of the street scene.

Two first floor rear facing gables are also proposed to the rear of the site. The southern gable would extend 1.8m in depth from the existing rear wall of the dwelling, while the northern gable would extend 2.5m in depth from the rear wall. Although these gables are considered to be bulky in relation to the scale of the existing bungalow, and the glazing somewhat excessive, it is noted that a very similar proposal for two rear storey extensions, with a maximum depth of 3m, roof pitch similar to the existing, eaves not higher the original dormer roof eaves, and 2m distance from any boundary, could be constructed under permitted development. Case law dictates that the Council needs to take permitted development rights into consideration when processing planning applications. Although it is noted that the gable extension on the northern side of the site would not be 2m distance from the boundary, this relates primarily to the visual impact and neighbour amenity, and noting that the extension is close to 2m distance it is not considered that this element in itself would cause significant harm that would warrant refusal of the application overall.

Between the two gables the applicant proposes a flat roofed dormer. This would be setback within the existing roof slope and would replace the existing dormer. Given that it would be set well within the roof space, and would replace the existing dormer, this is considered to comply with SPD guidance and would not be visually detrimental to the existing BTM or wider environment.

The proposed design materiality would include a mix of brick, smooth render and timber cladding to the external walls which would match the existing dwelling. In relation to the proposed roofing, this would be constructed with clay tiles to match the existing. Powder coated aluminium is proposed for the window joinery.

In light of the above, and on balance, the proposal is considered to comply with Policies LP1 and LP4 of the Local Plan and associated SPD guidance.

Amenity

Policy LP8 states that all new development will be required to protect the amenity and living conditions for occupants of new, existing, adjoining and neighbouring properties.

The Council's Supplementary Planning Document: House Extensions and External Alterations (SPD) seeks to protect adjoining properties from visual intrusion, loss of light and privacy.

The properties most likely to be affected by the proposal are The Cedar House to the south of the application site and Westbourne to the north.

In relation to The Cedar House, this property is occupied by a two storey dwelling with a single storey garage which lies between the house and the shared boundary with Tanglewood. There is a deep rear extension off the garage which stretches approximately 4m beyond the garage at the application site. There are no windows to the side elevation of the garage at The Cedar House, and it is noted that the proposed single storey extension element would not extend any further in terms of depth beyond the existing situation. In terms of the proposed first floor gable extension above the garage, this would be separated from The Cedar House dwelling by approximately 5.5m due to the garage, and the proposed first floor gable to the rear elevation would be separated by a further 2m beyond this. As such, the proposal would not be expected to appear visually intrusive or reduce sunlight/daylight to The Cedar House. Furthermore, in relation to privacy and overlooking, although a first floor side elevation window is proposed to face this property, this would be obscure glazed and non-opening 1.7m above floor level.

The SPD advises that ground floor extensions which project up to 4m in depth from properties of this type (detached) would generally be acceptable in terms of daylight/sunlight and outlook offered. In relation to the bungalow at Westbourne, the proposed single storey element on the northern side of Tanglewood would measure approximately 4m in depth, in accordance with SPD guidance. In terms of the first floor element, this would be separated from the common boundary by 1.35m, and 2.4m from the dwelling itself. This first floor would be set 1m behind the ground floor element and would comply with the 45 degree BRE test. Westbourne includes side elevation windows to the southern elevation, however the proposed eaves height to the northern edge of the first floor gable would be set at a modest 3.7m in height, and noting the separation distance of 2.4m it is not considered that there would be any impact on sunlight/daylight access to these windows beyond the existing situation. In line with the southern elevation, a first floor side elevation window is proposed to face Westbourne which would be obscure glazed and non-opening 1.7m above floor level.

In light of the above, the proposal would comply with Policy LP8 of the Local Plan and associated SPD guidance.

Recommendation: Grant application.

Recommendation:

The determination of this application falls within the scope of Officer delegated powers - YES

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):TF..... Dated:28/5/2020.....

I agree the recommendation: WT

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

Dated:WT 28/5/2020.....

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:

REASONS:
CONDITIONS:
INFORMATIVES:
UDP POLICIES:
OTHER POLICIES:

The following table will populate as a quick check by running the template once items have been entered into Uniform

SUMMARY OF CONDITIONS AND INFORMATIVES

CONDITIONS

INFORMATIVES
