

Application reference: 24/2366/HOT
HAMPTON WARD

Date application received	Date made valid	Target report date	8 Week date
19.09.2024	19.09.2024	14.11.2024	14.11.2024

Site:

21 Ormond Drive, Hampton, TW12 2TP,

Proposal:

Erection of a ground floor rear extension, part two-storey part single-storey front extension and loft conversion with erection of a rear dormer

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

APPLICANT NAME

Mini and Laimonas Staskus
21 Ormond Drive
Hampton
Richmond Upon Thames
TW12 2TP

AGENT NAME

Mr Amol Kshatriya
Garment Building
9 Fishers Lane
Chiswick
W4 1RX
United Kingdom

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

Consultations:

Internal/External:

Consultee
14D POL

Expiry Date
04.10.2024

Neighbours:

- 28 Ormond Drive, Hampton, TW12 2TN, - 20.09.2024
- 32 Ormond Drive, Hampton, TW12 2TN, - 20.09.2024
- 30 Ormond Drive, Hampton, TW12 2TN, - 20.09.2024
- 16 Cardinals Walk, Hampton, TW12 2TS, - 20.09.2024
- 14 Cardinals Walk, Hampton, TW12 2TS, - 20.09.2024
- 23 Ormond Drive, Hampton, TW12 2TP, - 20.09.2024
- 19 Ormond Drive, Hampton, TW12 2TP, - 20.09.2024
- 15 Ormond Drive, Hampton, TW12 2TP, - 20.09.2024
- 12 Cardinals Walk, Hampton, TW12 2TS, - 20.09.2024

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

Development Management

Status: GTD

Date: 05/07/2024

Application: 24/1106/HOT

Erection of a ground floor rear extension, part two-storey part single-storey front extension and loft conversion with erection of a rear dormer.

Development Management

Status: REF

Date: 27/08/2024

Application: 24/1106/NMA

Non material amendment to planning approval 24/1106/HOT to allow

for Alteration to the approved bay window roof.

Development Management

Status: PCO

Date:

Application:24/2366/HOT

Erection of a ground floor rear extension, part two-storey part single-storey front extension and loft conversion with erection of a rear dormer

Building Control

Deposit Date: 15.07.2019

Install a gas-fired boiler

Reference: 19/FEN02068/GASAFE

Building Control

Deposit Date: 03.11.2023

Internal alterations to form disabled bathroom area

Reference: 23/1642/RG

Application Number	24/2366/HOT
Address	21 Ormond Drive, Hampton, TW12 2TP
Proposal	Erection of a ground floor rear extension, part two-storey part single-storey front extension and loft conversion with erection of a rear dormer - as per submitted application form
Contact Officer	GAP
Target Determination Date	14.11.2024

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 occupied by a detached two-storey dwelling that is not locally or nationally listed nor located in proximity of ones. The application site is not situated in a conservation area nor situated in proximity of one. No TPOs have been detected within the application site nor in its surroundings. Part of the rear garden area of the application property is in an area of Other Open Land of Townscape Importance (OOLTI).



OOLTI in green – Capture from StatMap 2024

The proposals would be located outside of the OOLTI.

The application site is situated within Hampton Village, Hampton Ward, and is designated as an Area Susceptible to Groundwater Flood - Environment Agency (Superficial Deposits Flooding - $\geq 75\%$).

3. DESCRIPTION OF THE PROPOSAL AND ANY RELEVANT PLANNING HISTORY

The proposed development is similar to the one submitted under the approved application reference: **24/1106/HOT**. However, it departs from it to the below extent:

- the front two-storey pitched roof bay window is proposed to have a gable-end rather than the approved hip-end; and
- materiality.

The proposed materials of the approval reference: **24/1106/HOT** are:

Proposed Materials:

Walls: Yellow bricks

Roof: Gray slates

Windows/doors: Gray frames

Dormer walls/cheeks: Timber cladding

This approval is subject to the below condition:

BD14A Materials to match existing

No new external finishes (including fenestration), including works of making good, shall be carried out other than in materials to match the existing.

REASON: To ensure that the proposed development is in keeping with the existing building(s) and does not prejudice the appearance of the locality.

in line with the below note contained in the approved drawings:

All materials to be used in the construction of the external surfaces of the new works shall match those in the existing building.

The current submission along with the consent reference: **24/1106/HOT** do not provide information in relation to the materials of the host property as existing.

The existing materiality of the host property is:

- Brown rough render
- Red tiles
- White windows.

Proposed materials of the current application are:

- Walls to be white render finish
- Roof to be in grey tiles
- Dormer wall - K Render finish

The relevant planning history for this site is:

Development Management

Status: GTD
Date:05/07/2024

Application:24/1106/HOT
Erection of a ground floor rear extension, part two-storey part single-storey front extension and loft conversion with erection of a rear dormer.

Development Management

Status: REF
Date:27/08/2024

Application:24/1106/NMA
Non material amendment to planning approval 24/1106/HOT to allow for Alteration to the approved bay window roof.

Proposed Materials:
Walls: Yellow bricks
Roof: Grey tiles
Windows/doors: Grey frames
Dormer walls/doors: Timber cladding

PROPOSED FRONT ELEVATION

PROPOSED SIDE ELEVATION 01

PROPOSED REAR ELEVATION

PROPOSED SIDE ELEVATION 02

1:50 @ A3

1:100 @ A3

0 1.0M 2.0M 3.0M 4.0M 5.0M

0 2.0M 4.0M 6.0M

0 1.0M 2.0M 3.0M 4.0M 5.0M

0 2.0M 4.0M 6.0M

SCALE: 1:100 | SIZE: A3

DATE: JULY 24

DRAWING NO: P103 | REVISION: C

GOOD
architect & build

0208467958
INFO@GOODDESIGNBUILD.CO.UK
9 FISHERS LANE, CHISWICK, W4 1RX

PROJECT: LOFT & EXTENSION

STAGE: PLANNING DRAWINGS

CLIENT: MINI & LAIMONAS STASKUS

SITE: 21 ORMOND DRIVE, HAMPTON, TW12 2TP.

DRAWING TITLE: PROPOSED ELEVATIONS

Notes:
All works to be carried out in accordance with current building regulations.
All dimensions shown to be checked and verified by the builder.
Contracting the work and any alterations to be approved by the relevant authorities.
This drawing to be used in conjunction with contract documents and not to be used for any other purpose.
All materials to be used in the construction of the proposed extension of the new works shall meet those in the existing building.
Do not scale from this drawing except for printing drawings. Only figure dimensions to be used.
This drawing is copyright © 2023. Modifications to this drawing may only be made with the written consent of the architect.
This proposed must not be used for any other purpose other than stated above.

Approved elevations of the application reference: 24/1106/HOT



Submitted elevations

4. CONSULTATIONS CARRIED OUT

No representations have been received by neighbouring properties.

5. MAIN POLICIES RELEVANT TO THE DECISION

London Plan (2021)

The main policies applying to the site are:

D12 Fire Safety

The London Plan can be found at: <https://www.london.gov.uk/what-we-do/planning/london-plan>

Richmond Local Plan (2018)

The main planning considerations applying to the site and the associated Local Plan policies are:

Issue	Local Plan Policy	Compliance	
Local Character and Design Quality	LP1	Yes	No
Impact on Amenity and Living Conditions	LP8	Yes	No
Other Open Land of Townscape Importance	LP14	Yes	No
Impact on Flood Risk and Sustainable Drainage	LP21	Yes	No
Parking Standards and Servicing	LP45	Yes	No

These policies can be found at https://www.richmond.gov.uk/media/15935/adopted_local_plan_interim.pdf

Richmond Publication Local Plan (Regulation 19 version)

The Richmond Publication Version Local Plan (Regulation 19 version) was published on 9 June 2023 for public consultation which ended on 24 July 2023.

The Publication Version Local Plan, together with all the representations received during the representation period, the plan and its supporting documents were submitted to the Secretary of State for examination on 19 January 2024. The submission documents do not form part of the statutory development plan for the Borough, however, by publishing and submitting the Borough Local Plan for independent examination the Council has formally confirmed its intention to adopt the Publication Plan.

The Publication Version Local Plan, including its evidence base, are material considerations for decision-making. The weight to be given to each of the emerging policies and allocations will depend on an assessment against the criteria set out in paragraph 48 of the NPPF. As the Council considers the emerging Borough Local Plan to be sound and legally compliant, officers and Councillors should accord relevant policies and allocations significant weight in the determination of applications taking account of the extent to which there are unresolved objections to relevant policies. Therefore, the weight afforded to each policy at this stage will differ depending on the level and type of representation to that policy. This is addressed in more detail in the assessment below where it is relevant to the application.

Note that it was agreed by Full Council on 27 April, when the Publication Plan was approved, that no weight will be given to Policy 4 in relation to the increased carbon offset rate, and therefore the existing rate of £95 will continue to be used; in addition, no weight will be given to Policy 39 in relation to the 20% biodiversity net gain requirement; all other aspects and requirements of these policies will apply.

Issue	Publication Local Plan Policy	Compliance	
		Yes	No
Flood risk and sustainable drainage	8	Yes	No
Local character and design quality	28	Yes	No
Other Open Land of Townscape Importance (OOLTI)	36	Yes	No
Amenity and living conditions	46	Yes	No
Sustainable travel choices, Vehicular Parking, Cycle Parking, Servicing and Construction Logistics Management	47, 48	Yes	No

Supplementary Planning Documents

House Extension and External Alterations (2015)
 Transport (2020)
 Hampton Village Planning Guidance (2017)

These policies can be found at:

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

5.1 AMENDMENTS

None requested or received.

6. EXPLANATION OF OFFICER RECOMMENDATION

The key issues for consideration are:

- i Design and visual impact
- ii Impact on neighbour amenity
- iii OOLTI
- iv Flood Risk
- v Parking

vi 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 (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 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 SPD (2015) also states that:

- *Adding a porch is one of the most significant changes a householder can make to the front of a house as it involves altering the shape of the house at its focal point, the entrance;*
- *Retain visual continuity – there is a risk of creating an eyesore;*
- *Match existing work – if a new porch is desired, it should enhance rather than detract from the original house, with the aim being to make the addition ‘belong’ to the house; and*
- *Consider neighbouring property – where front doors are paired, a joint scheme with the neighbouring owner should be considered. Try to avoid locating porches so that they touch existing windows.*

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

The SPD (2015) also stipulates that excessive use of roof lights and an excessive number of roof lights can appear visually disruptive. 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 SPD (2015) mentions that it is preferable to retain all chimney-stacks and pots.

The bulk of the proposal subject of this assessment has recently been approved under the application reference: **24/1106/HOT**, and hence below will only be discussed the elements that have not been approved as part of such application.

Looking at the Ormond Drive street scene, it is acknowledged that this, predominantly residential in character, presents a variety of typological residential forms. The proposed change to the two-storey bay window, being read in this context, would be acceptable.

Turning to the materiality proposed as part of this application, no objection is raised to the walls proposed to be white render finish and the dormer proposed to be K render finish. As per submitted information, an example of K render finish is visible to the rear of No. 67 Ormond Drive. The applicant has not provided the reference number of the application under which this materiality was approved, and the planning history of the site is silent to this extent. Notwithstanding this, the K render finish is

acceptable, given it would only be applied to the proposed rear dormer, considered to be relatively contained in mass, size and scale, which would not be visible from the street scene.

The white render finish to the main walls is also acceptable, given examples of such treatment are found in the immediate street scene of the application property.

Turning to the proposed grey roof tiles, the applicant supports the use of this material mentioning examples within the built environment where such tiles have been deployed.

In this regard the applicant mentions: Nos. 10 Ormond Drive, 84 Ormond Drive and 90 Ormond Drive.

No. 10 Ormond Drive

This property sits on the opposite side of Ormond Drive in relation to the application site, and the distance from such application site and No. 10 is approx. 85 metres. There is no approval for the implemented grey tiles.

No. 84 Ormond Drive

This property sits on the opposite side of Ormond Drive in relation to the application site, and the distance from such application site and No. 84 is approx. 272 metres. There is no approval for the implemented grey tiles.

No. 90 Ormond Drive

This property sits on the opposite side of Ormond Drive in relation to the application site, and the distance between the application site and No. 90 is approx. 313 metres. There is no approval for the implemented grey tiles.

Also, there is no Permitted Development Rights' (PD) fallback position here, given PD requires materials to be *similar appearance to those used in the construction of the exterior of the existing dwellinghouse*, which is not the case here as the existing roof tiles are red.

Furthermore, the immediate street scene of the application site is dominated by properties with red or darker roof tiles and therefore the proposed grey roof tiles will represent an evident mismatch in the street scene detracting from it.

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

The proposed grey roof tiles, by reason of being an unsympathetic, incongruous and visually obtrusive addition to the immediate locality of the application site, would unacceptably and harmfully erode the character and appearance of the Ormond Drive street scene. In doing so, the proposal fails to accord with the aims and objectives of Policy LP 1 of the Local Plan, Policy 28 of the Publication Local Plan and the ones of the SPD (2015) on House Extensions and External Alterations.

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 4m 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 bulk of the proposal subject of this assessment has recently been approved under the application reference: **24/1106/HOT**, and hence below will only be discussed the elements that have not been approved as part of such application.

The hip-to-gable to the approved two-storey bay window could impact No. 23 Ormond Drive. No. 19 would not be impacted by this alteration, given the separation distance sited between the bay window and the side boundary of this neighbour.

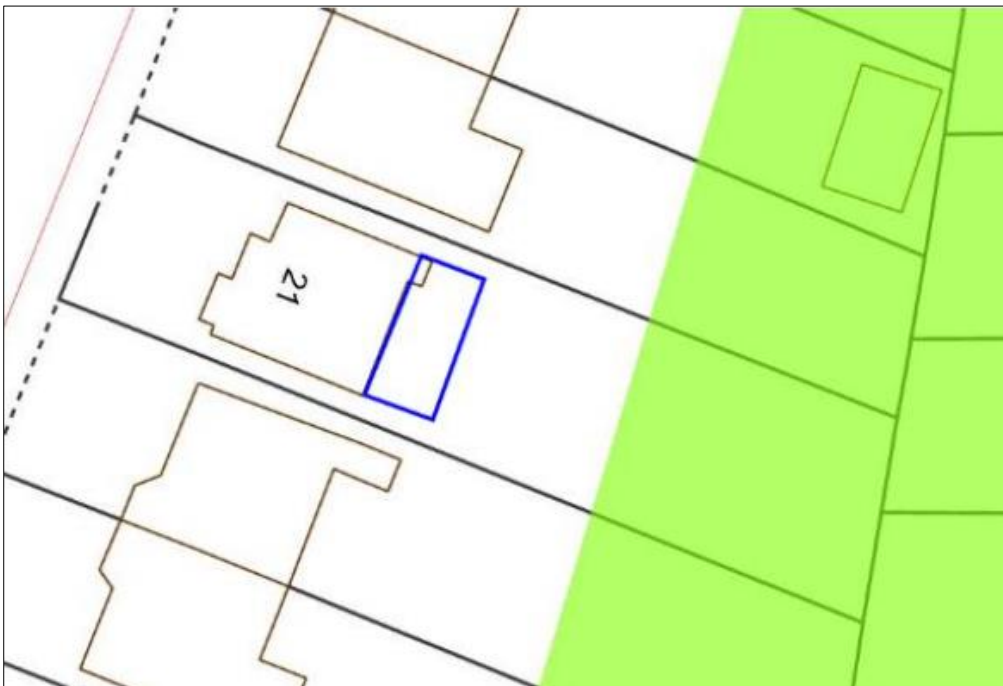
The increase in volume caused by the hip-to-gable extension to the front bay window, approved under the application reference: **24/1106/HOT**, is not considered so significant to cause amenity issues to No. 23 positioned to the south of the application site.

Subject to a condition requesting the upper floor side windows to be obscured-glazed and non-openable below 1.7 metres, the proposal would comply with the aims and objectives of Policy LP 8 of the Local Plan, Policy 46 of the Publication Local Plan and with the SPD (2015) as a whole.

iii OOLTI

Policies LP14 states that *“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”*.

The proposal would be sited outside the OOLTI (see below).



Capture from this submission

The character of the OOLTI would not be significantly altered as a result of the proposal, given such proposal would compromise extensions to an existing dwelling part of an established built-up residential area. Therefore, the backdrop of the OOLTI would not be significantly altered as a result of the current scheme. In being setback and outside the OOLTI, the openness of this would not be affected by the proposals.

In view of the above, the proposals would comply with the aims and objectives of Policy LP 14 of the Local Plan and Policy 36 of the Publication Local Plan.

iv Flood Risk

Policy LP 21 'Flood Risk and Sustainable Drainage' states that 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.

The submitted Flood Risk Assessment would alleviate concerns in terms of flood risk.

v Parking

Policy LP 45 'Parking Standards and Servicing' seeks to minimise the impact of car-based travel including on the operation of the road network and local environment. The SPD (2020) sets out that the dimensions for new or re-built garages are 3 metres x 6 metres.

The proposal involves the conversion of the existing garage.

The existing garage does not meet the dimensional requirements specified above. Furthermore, there is sufficient space to park up to one vehicle on the property frontage.

As such, the conversion of the existing garage is considered acceptable and hence it is in line with Policy LP 45 of the Local Plan (2018).

vi Fire Safety

The Fire Safety Statement received is considered sufficient to satisfy Policy D12 of the London Plan (2021). A compliance condition is attached.

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.

Refuse permission

For the reasons set out above, it is considered that the adverse impacts of allowing this planning application would significantly outweigh the benefits, when assessed against the policies in NPPF (2023) and Development Plan, when taken as a whole.

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: 06/11/2024

I agree the recommendation: SGS

Senior Planner

Dated:8/11/2024.....

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
