

Application reference: 24/2217/HOT
FULWELL AND HAMPTON HILL WARD

Date application received	Date made valid	Target report date	8 Week date
03.09.2024	06.09.2024	01.11.2024	01.11.2024

Site:

5 Holly Road, Hampton Hill, Hampton, TW12 1QF

Proposal:

Proposed construction of a single storey rear wrap-around extension.

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

APPLICANT NAME

Mr & Mrs Le Good
5 Holly Road
Hampton Hill
Richmond Upon Thames
TW12 1QF

AGENT NAME

Mr Chris Forster
64 Upper Mulgrave Road
Sutton
SM2 7AJ
United Kingdom

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

Consultations:

Internal/External:
Consultee

Expiry Date

Neighbours:

1A - 3A Holly Road, Hampton Hill, Hampton, TW12 1QF, - 06.09.2024
3 Holly Road, Hampton Hill, Hampton, TW12 1QF, - 06.09.2024
7 Holly Road, Hampton Hill, Hampton, TW12 1QF, - 06.09.2024

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

Development Management

Status: GTD

Date: 02/05/2019

Application: 19/0803/PS192

Rear dormer roof extension on main roof slope and roof to outrigger, alterations to the existing parapet wall, together with, 2 roof windows to the front elevation roof slope.

Development Management

Status: GTD

Date: 02/05/2019

Application: 19/0811/HOT

Single-storey side/rear extension.

Development Management

Status: PCO

Date:

Application: 24/2217/HOT

Proposed construction of a single storey rear wrap-around extension.

Building Control

Deposit Date: 06.08.2012 Installed a Gas Boiler
Reference: 12/FEN01987/GASAFE

Building Control

Deposit Date: 17.08.2012 Replacement consumer unit Rewire of all circuits
Reference: 12/ELE00507/ELECSA

Building Control

Deposit Date: 21.12.2016 Install replacement window in a dwelling
Reference: 17/FEN00162/FENSA

Building Control

Deposit Date: 02.04.2019 Install one or more new circuits
Reference: 19/NAP00098/NAPIT

Building Control

Deposit Date: 26.11.2019 L shaped rear dormer loft conversion
Reference: 19/1888/IN

Building Control

Deposit Date: 29.01.2020 Install one or more new circuits
Reference: 20/NAP00105/NAPIT

Building Control

Deposit Date: 23.07.2024 Single Storey Rear & Side Extension
Reference: 24/0886/IN

Building Control

Deposit Date: 03.10.2024 Single storey side and rear extension
Reference: 24/1285/FP

Application Number	24/2217/HOT
Address	5 Holly Road Hampton Hill Hampton TW12 1QF
Proposal	Proposed construction of a single storey rear wrap-around extension.
Contact Officer	Fariba Ismat

1. Introduction

The Town and Country Planning (General Permitted Development) Order 2015 (as amended) applies to all land in England and Wales, other than land which is the subject of a special development order, and specifies various classes of development which may be undertaken without the permission of the local planning authority. Such development, referred to as "permitted development", is deemed to have planning permission by the Order, and does not require an application for planning permission to be submitted to the Council.

The applicant has submitted an application for a Certificate of Lawful Development (Proposed). In assessing this application, the Council is making a determination of law as to whether or not the proposed development complies with the Town and Country Planning (General Permitted Development) Order 2015 (as amended). Issues such as the policies contained in the Council's adopted Richmond Local Plan (2018) are not to be taken into consideration as the decision is based on fact and not on policy grounds.

2. DESCRIPTION OF THE SITE AND ITS SURROUNDINGS

The application site is occupied by a two-storey mid-terraced house located on the southwestern side of Holly Rd. The site is located within Hampton Village and is designated as follow:

Number of constraints: **8**

Item Found	More Information
Area Susceptible to Groundwater Flood - Environment Agency	Superficial Deposits Flooding - >= 25% <50% - SSA Pool ID: 254
Article 4 Direction Basements	Article 4 Direction - Basements / Ref: ART4/BASEMENTS / Effective from: 18/04/2018
Community Infrastructure Levy Band	Low
Surface Water Flooding (Area Less Susceptible to) - Environment Agency	
Take Away Management Zone	Take Away Management Zone
Village	Hampton Village
Village Character Area	Oak Avenue Estates - Area 12 Hampton Village Planning Guidance Page 41 CHARAREA09/12/01
Ward	Hampton North Ward

Planning History

Reference	Description	Decision
24/2217/HOT	Proposed construction of a single storey rear wrap-around extension.	Under Consideration
19/0803/PS192	Rear dormer roof extension on main roof slope and roof to outrigger, alterations to the existing parapet wall, together with, 2 roof windows to the front	Granted Permission

	elevation roof slope.	
19/0811/HOT	Single-storey side/rear extension	Granted Permission

4. Amendments

Amendment was requested to reduce the eaves height of the side extension to 2.2m along the boundary of neighbouring no. 3. Amended drawings were received on 30/10/2024.

4. CONSULTATIONS CARRIED OUT

The list of neighbours notified of this application are listed above.
No letter of representation has been received.

5. MAIN POLICIES RELEVANT TO THE DECISION

NPPF (2021)

The key chapters applying to the site are:

- 4. Decision-making
- 12. Achieving well-designed places

These policies can be found at:

https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/1005759/NPPF_July_2021.pdf

London Plan (2021)

The main policies applying to the site are:

- D4 Delivering good design
- D5 Inclusive Design
- D6 Housing quality and standards
- D12 Fire Safety

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

Richmond Local Plan (2018)

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

Local Character and Design Quality	LP1	Yes	No
Impact on Amenity and Living Conditions	LP8	Yes	No

These policies can be found at

https://www.richmond.gov.uk/media/15935/adopted_local_plan_interim.pdf

Supplementary Planning Documents

- Design Quality
- House Extension and External Alterations
- Hampton Village

These policies can be found at:

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

6. EXPLANATION OF OFFICER RECOMMENDATION

The key issues for consideration are:

- i Design and Appearance
- ii Impact on Neighbour Amenity
- iii Fire Safety Strategy
- iv Flood Risk Assessment
- v local Finances Implications

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 Council's SPD relating to House Extensions and External Alterations states that the overall shape, size and position of side and rear extensions should not dominate the existing house or its neighbours. It should harmonise with the original appearance, either by integrating with the house or being made to appear as an obvious addition.

The proposal is for construction of a single storey side and rear wrap-around extension. The application site has had a previous approval for a single-storey side/rear extension under planning permission Ref. 19/0811/HOT, however, it does not appear to have been implemented.

The current proposal is for a single storey side and rear extension with flat roof and parapet walls, 2 x rectangular shaped roof lights. The rear elevation would consist of three panel full height sliding door as seen below.



The proposal would measure 1.9m deep close to boundary of no. 7 and 5.4m along the boundary of No 3. Would be built with a flat roof and a parapet wall along boundary of no. 7 and part parapet/part flat roof close to boundary of no. 3. The design and appearance of the proposed

wrap around rear extension is similar to previously approved scheme and is considered to be complimentary to the host house and will improve the appearance of the rear elevation of the house and therefore is considered to be compliant with policy LP1 of Local Plan and design SPD and is supported.

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 proposed rear extensions would project 1.9m beyond the rear wall of the house and be extended to the same depth as no. 7 rear extension with a parapet wall and therefore is not considered to create a negative impact.



The infill extension close to boundary of no. 3 would be built to a depth of 5.4m and height of 2.9m. As seen on the photo No. 3 has a side infill extension that measures 3m in depth and only 2.4m depth of the proposed 5.4m side infill extension would project beyond its rear wall with a flat roof height of to 2.9m. Although the eaves height of infill extensions



built along the rear boundary of Victorian houses are recommended to measure 2.2m to avoid overbearing or overshadowing impact on neighbouring sites, the roof height is proposed at 2.9m and is slightly higher than previously approved scheme and since the projection beyond no. 3's extension is not considered to be excessively deep, the slight increase in roof height is not considered to create harmful impact on the side gap of no. 3 and therefore in this instance is considered to be acceptable.

The proposal in general is not considered to be harmful to amenities of neighbouring sites and therefore compliant with aims and objectives of policy LP8 of Local Plan and is supported.

iii Fire Safety Strategy

London Plan policy D12 requires the submission of a Fire Safety Statement on all planning Applications. A Fire Safety Strategy prepared by Beaver Tech – Architectural and Surveying Services has been submitted with following scheme.

Introduction

1.2 The existing property is a two-storey mid-terraced residential dwelling. In addition, the property has a loft conversion with the formation of two rear facing dormer extensions.

1.3 The proposed development relates to proposed construction of a single storey rear wrap-around extension.

Construction Products & Materials Relevant Codes/Standard

2.1 The alterations to the existing building will be carried out in materials (Class 1) that generally match the existing building and in compliance with latest Building Regs. Approved Documents - incorporating 2020 amendments - for use in England:

2.2 The existing external walls are brickwork and comply with AD B4 Section 8: Construction of external Walls.

Any alterations will also be carried out in matching brickwork.

2.3 Intermediate floors and any roof work will be carried out with structural timber and will comply with AD B3: walls and ceilings and AD B4: Section 10: Roof coverings.

2.4 Internal partitions will be plasterboard faced timber studs, those around stairs will have fire resisting doors and frames.

Means of Escape and Evacuation System

3.1 The mean of escape and evacuation strategy will remain as the existing. The main escape will be the main entrance to the property, a secondary mean of escape will be through the rear doors into the rear garden.

3.2 RELEVANT CODE/STANDARD: Means of Escape: Building Regulations Approved Document B1: Section2:

3.3 Escape from ground storey: the means of escape will comply with B1 Section 2 Clause 2.1a: escape via. Hall and Clause 2.1b: escape via a door.

Robust Strategy for Evacuation:

4.1 In line with the Fire Safety Policy 12D(A) Pre-consultation Draft March 2021 Table A1.1 Planning Applications and Information Requirements for D12(A), criteria 5 is not applicable for householder planning application.

Access and Equipment for Firefighting:

5.1 As a residential property with development comprising of a small extension, no firefighting equipment is proposed within the proposed curtilage, and access for a pumping appliance is within the limiting 45m of all points within the dwelling house. As stated, under A1, the appliances allowed for are pump and high reach appliances and these will stand in Holly Lane if attending a fire.

5.2 The mean of escape and evacuation strategy will remain as the existing. The main escape will be the main entrance to the property, a secondary mean of escape will be through the rear doors into the rear garden.

5.3 The assembly point will be on the public highway to the front of the property and the location of fire appliances will be confirmed once the building works will end. See above the mean of escape.

The proposed development would not obstruct or alter the existing escape routes or access to the property from Holly Lane. It will be designed and constructed in accordance with the building regulations Approved Document B. The above statement provides sufficient explanation on how fire safety will be achieved in the proposal and that it complies with Fire Safety Policy 12D (A).

The proposed fire safety measure is considered to be compliant with policy D12 of London Plan and supported.

iv. Flood Risk Assessment

Policy LP21 of Local Plan - 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. Development will be guided to areas of lower risk by applying the 'Sequential Test' as set out in national policy guidance, and where necessary, the 'Exception Test' will be applied. Unacceptable developments and land uses will be refused in line with national policy and guidance, the Council's Strategic Flood Risk Assessment (SFRA) and as outlined in the table below.

A Householder and other minor extensions in Flood Zones 2 and 3 assessments has been submitted and acknowledges that:

Floor levels within the proposed development will be set no lower than existing levels AND, flood proofing of the proposed development has been incorporated where appropriate. And that Details of any flood proofing / resilience and resistance techniques, to be included in accordance with 'Improving the flood performance of new buildings' CLG (2007)

The proposal therefore in terms of flood risk measures is considered compliant with policy LP21 of the Local Plan and is supported.

v 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.

7. RECOMMENDATION

This recommendation is made following careful consideration of all the issues raised through the application process.

Paragraph 11 of the Framework explains how the presumption in favour of sustainable development applies. For the reasons set out above, this application falls to be determined in accordance with the test under section 38(6) of the 2004 Act, the proposal is in general conformity with the Development Plan overall and there are no material considerations of sufficient weight to justify refusal.

Grant planning permission with conditions
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Approved Drawings:

P 2469-A, P 2469-OS EXT, P 2469-OD PRO – Recd. 03/09/2024

P 2469-B 2 – Recd. 04/11/24

Recommendation:

The determination of this application falls within the scope of Officer delegated powers - YES / ~~NO~~

I therefore recommend the following:

- 1. REFUSAL
- 2. PERMISSION
- 3. FORWARD TO COMMITTEE

This application is CIL liable YES* NO
(*If yes, complete CIL tab in Uniform)

This application requires a Legal Agreement YES* NO
(*If yes, complete Development Condition Monitoring in Uniform)

This application has representations online (which are not on the file) YES NO

This application has representations on file YES NO

Case Officer (Initials): ...FIS.....

Dated: ...04/11/2024.....

I agree the recommendation: TFA

Senior Planner

Dated:08/11/2024.....

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
