
Place Division
PLANNING

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Mr Prashant Patel
info@crafted-spaces.co.uk

31 October 2024

BY EMAIL ONLY

Dear Mr Patel,

TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)

LOCATION: 30 CLEVELAND AVENUE, HAMPTON. TW12 2RD
PROPOSAL: SINGLE STOREY REAR EXTENSION, HIPPED TO GABLE, REAR DORMER, ROOF LIGHTS TO THE FRONT ELEVATION, REMOVAL OF THE PART EXISTING ROOF AND LOFT CONVERSION.

I write in reference to your request for pre-application advice.

Site Description

The subject site provides for a single storey semi-detached property. The application site is situated within Character Area 10 of the Hampton Village and is designated as:

- Area Proposed for Tree Planting (Site: 16/1/97)
- Area Susceptible To Groundwater Flood - Environment Agency
- Article 4 Direction Basements
- Community Infrastructure Levy Band (Low)
- Risk of Flooding from Surface Water 1 in 1000 chance - Environment Agency
- Surface Water Flooding (Area Less Susceptible to) - Environment Agency
- Surface Water Flooding (Area Susceptible to) - Environment Agency
- Take Away Management Zone
- Village (Hampton Village)
- Village Character Area (Priory Road West - Area 10 Hampton Village Planning Guidance Page 37 CHARAREA09/10/01)
- Ward (Hampton Ward)

Planning History

There is no relevant Planning History recorded for this site.

Relevant Policies

All Local Plan policies and Supplementary Guidance and Documents are available to view on the Council's website www.richmond.gov.uk. Consideration must also be given to policies in the London Plan and National Planning Policy Statements. Relevant local policies are summarised below (not exhaustive):

National Planning Policy Framework (2023)

Adopted Local Plan (July 2018)

- LP 1 - Local Character and Design Quality
- LP 8 - Amenity and Living Conditions

Supplementary Guidance

- Residential Development Standards
- House Extension and External Alterations
- Hampton Planning Guidance SPD

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.

Design

The NPPF (National Planning Policy Framework) advises good design is a key aspect of sustainable development and is indivisible from good planning and should contribute positively to making places better for people. Local Plan Policy LP1 states that 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 LP1 of the Local Plan 2018 seeks to maintain and, where possible, enhance the high architectural and urban design quality which contributes to the character and heritage of the area. Proposals should

demonstrate an understanding of the site and its context when considering the design including layout, siting and access and the compatibility of the works to the neighbouring uses.

The Councils SPD relating to House Extensions and External Alterations states the overall shape, size and position of side and rear extensions should not dominate the existing house or its neighbours. They should harmonise with the original appearance, which should be taken as the starting point for any future changes. There are alternative methods of achieving this aim.

The subject site contains a single storey semi-detached property. The dwelling appears to benefit from an existing rear extension noted as a conservatory on the submitted plans. Access to the dwelling is via a side entrance. The surrounding dwellings are a mix of semi-detached single and two-storey dwellings. The shared semi-detached dwelling (No. 28) does not appear to have any extensions/alterations.

The pre-application request does not specify what feedback is sought. Therefore, the following relates generally to what is shown in the submitted plans, including a single storey rear extension, hipped to gable roof extension, rear dormer, roof lights to the front elevation, and removal of the part existing roof and loft conversion.

The SPD states that a single storey extension is usually acceptable if the projection is no further than 3.5m for a semi-detached house. The eaves height should be limited to 2.2m where the extension extends beyond 3.5m. In this instance, the extension will extend approximately 3.5m from the original dwelling extent and will be approximately 2.6m in height. The extension would therefore appear to be in compliance with this requirement of the SPD.

The SPD states that an extension that results in the conversion of an existing hipped roof into a gabled roof is not desirable and will not be encouraged. This is especially so when roof-scape and space between the buildings are important features and there is symmetry with the adjoining semi-detached property. In this case, the proposed hipped to gable roof would appear out of character with the surrounding dwellings and would compromise the symmetry with the adjoining semi-detached dwelling (No. 28).

The plans submitted present a rear dormer extending the entire rear elevation of the site, with a flat roof matching the existing roof ridgeline. The elevation plans also show dropped dormer windows. It is not clear whether these windows are doors to provide access to the flat roof of the rear extension. The SPD states dormer windows with a flat roof may be out of character with the original building. In this case, the dormer extends the entire rear elevation, and would appear out of character. The SPD also states that dormer windows should be smaller than that of windows of the floor below. The dormer windows are similar in size to the ground floor windows.

The proposed dormer and change in roof-scape does not harmonise with the appearance of the original house and is considered to be an unacceptable alteration which overwhelms and dominates the existing dwelling.

No objection is raised with regard to the proposed materials to match the existing dwelling.

In view of the above, the proposed alteration to the roofscape to provide for a loft conversion and rear dormer is not considered to be compatible with the existing house and the local character of the area and therefore does not comply with the aims and objectives of policy LP1 of the Local Plan, policy 28 the Publication Local Plan or the House Extensions and External Alterations SPD.

Neighbouring Residential Amenity

Policy LP8 of the Adopted Local Plan (2018) seeks to protect neighbouring residential properties from an unreasonable loss of privacy, pollution, visual intrusion, noise and disturbance by seeking to ensure sufficient daylight can penetrate into and between buildings whilst protecting adjoining properties and land from overshadowing. To protect privacy, there should normally be a minimum distance of at least 20m between main facing habitable room windows.

In addition, the Council will generally seek to ensure that the design and layout of buildings enables sufficient sunlight and daylight to penetrate into and between buildings, and that adjoining properties or land are protected from overshadowing in accordance with established standards. Facing habitable rooms between any proposed structure and the frontage property would therefore be expected to maintain a distance of at least 20 metres.

The proposed rear dormer may result in adverse amenity impacts to the adjacent neighbours at 28 Cleveland Avenue in relation to overbearing and privacy. This is largely due to the size and location of the dormer windows. Consideration at assessment stage would be given following neighbour consultation and a site visit to determine whether these windows decrease privacy in accordance with policy guidance.

Biodiversity Net Gain

Biodiversity Net Gain is now mandatory for major and minor developments. All applicants applying for planning permission will now be required to set out whether they believe their development is (or is not) subject to BNG, and if they believe that the proposed development is not subject to BNG they must set out the reasons for this and accompanying evidence to demonstrate that the exemption applies.

For development which is subject to BNG, applicants will also need to provide:

- the pre-development biodiversity value(s), either on the date of application or an earlier proposed date (as appropriate);
- where the applicant wishes to propose an earlier date (than the date of application) for the purposes of calculating pre-development onsite habitat value, the proposed earlier date and the reasons for proposing that date must be provided;
- the completed metric calculation tool showing the calculations of the predevelopment biodiversity value of the onsite habitat on the date of application (or an earlier date) including the publication date of the biodiversity metric used to calculate that value;
- a statement whether the biodiversity value of the onsite habitat is lower on the date of the application (or an earlier date) as a result of activities carried out (known as 'degradation'), and if degradation has taken place the applicant must provide:
 - o a statement to the effect that these activities have been carried out;
 - o the date immediately before these activities were carried out;
 - o the pre-development biodiversity value on the date before degradation was carried out;
 - o the completed metric calculation tool showing the calculations; and
 - o any available supporting evidence of this.
- a description of any irreplaceable habitat on the land to which the application relates, that exists on the date of application, (or proposed earlier date); and
- plan(s), drawn to an identified scale and showing the direction of North, showing onsite habitat existing on the date of application (or an earlier date), including any irreplaceable habitat (if applicable).

These new requirements are provided for in the updated Planning Application Forms, available here: www.gov.uk/government/publications/planning-application-forms-templates-for-local-planning-authorities

The government has encouraged local planning authorities to request additional information beyond the minimum national information requirements, to help process planning applications subject to BNG. Therefore, it is strongly recommended that applicants also supply:

- A fully completed biodiversity metric (including both the pre-development baseline and draft post-development calculations)
- A to scale plan (with a north arrow) detailing the draft proposed post-development BNG habitats

Providing the above two documents from the outset will reduce the risk of delays in processing your planning application and reduce the risk of the pre-commencement general BNG condition being refused or further delays at that post-consent stage of the process.

Further guidance is available in the new BNG Planning Practice Guidance: www.gov.uk/guidance/biodiversity-net-gain.

Conclusion

Based on the contents of this letter, it is unlikely that an application for the loft conversion including the rear dormer and change from hipped to gable roof as presented would be granted. In terms of the rear extension, as set out above, this could be supported.

Should you proceed to submit an application, as a minimum, it will need to be accompanied with the following:

- Plans (existing, proposed, block, site plans etc – refer to validation checklist requirements)
- Fire Safety Strategy
- Statement on Sustainable Drainage

Validation Checklist

Applicants are advised to refer to the national list of requirements and the Council's Local Validation Checklist before submitting a full application - http://www.richmond.gov.uk/home/services/planning/make_a_planning_application.htm

As advised on the Council's website, with the issuing of this letter, this pre-application case is now deemed closed. Any further advice sought from officers will either be charged at the hourly rates as outlined on the Council's website or the full pre-application fee, as deemed appropriate by the Local Planning Authority. [Pre-application advice for householders, developers and businesses - London Borough of Richmond upon Thames](#)

Without prejudice

Any given advice by Council Officers from pre-application enquiries does not constitute a formal response or decision of the Council with regard to future planning consents. Any views or opinions expressed are given in good faith and to the best of ability without prejudice to formal consideration of any planning application, which was subject to public consultation and ultimately decided by the Council. You should therefore be aware that officers cannot give guarantees about the final form or decision that will be made on your planning or related applications.

Although the advice note will be brought to the attention of the Planning Committee or an officer acting under delegated powers, it cannot be guaranteed that it will be followed in the determination of future related planning applications and in any event circumstances may change or come to light that could alter the position. It should be noted that if there has been a material change in circumstances or new information has come to light after the date of the advice being issued then less weight may be given to the content of the Council's pre-application advice of schemes. You are also advised to refer to local and national validation checklist on the Council's website.

In the meanwhile should you have any further concerns or enquiries please do not hesitate in contacting me.

Yours sincerely



Chris Tankard

Team Manager – North Area

Development Management

London Borough of Richmond Upon Thames