

Application reference: 24/2416/HOT HAM, PETERSHAM, RICHMOND RIVERSIDE WARD

Date application received	Date made valid	Target report date	8 Week date
25.09.2024	04.10.2024	29.11.2024	29.11.2024

Site:

200 Ashburnham Road, Ham, Richmond, TW10 7NL

Proposal:

Partial first floor rear extension and ground floor extension.

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

APPLICANT NAME

Mark Crompton
200 Ashburnham Road
Ham
Richmond
TW10 7NL

AGENT NAME

Sergio Olavegogeoascoechea
142B Petersham Road
Wolsey House
Richmond
TW10 6UX

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

Consultations:**Internal/External:****Consultee****Expiry Date****Neighbours:**

St Richards, Ashburnham Road, Ham, Richmond, TW10 7NL, - 07.10.2024
202 Ashburnham Road, Ham, Richmond, TW10 7NL, - 07.10.2024
Ham Infants School House, St Andrews C Of E School, Ashburnham Road, Ham, Richmond, TW10 7NL, - 07.10.2024

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

Status: GTD Application: 24/1788/PS192
Date: 12/08/2024 Side passage and storage infill by single-storey side extension

Development Management

Status: CEGPD Application: 24/1811/PDE
Date: 23/08/2024 Single Storey Rear Extension (7.20m depth, 3.00m eaves height, 3.00m overall height).

Development Management

Status: PCO Application: 24/2416/HOT
Date: Partial first floor rear extension on previously approved 6m deep ground floor extension, not constructed yet.

Building Control

Deposit Date: 29.06.2006 Installed a Gas Boiler
Reference: 07/94172/CORGI

Building Control

Deposit Date: 12.06.2018 Install a gas-fired boiler
Reference: 18/FEN02002/GASAFE

Application Number	24/2416/HOT
Address	200 Ashburnham Road, Ham, Richmond, TW10 7NL
Proposal	Partial first floor rear extension and ground floor extension.
Contact Officer	Kerry McLaughlin

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 has 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 is taking into account 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 proposal property is a two-storey, detached dwelling, located on the eastern side of Ashburnham Road.

The application site is subject to the following planning constraints:

Area Susceptible to Groundwater Flood - Environment Agency	Superficial Deposits Flooding - >= 50% <75% - SSA Pool ID: 181
Article 4 Direction Basements	Article 4 Direction - Basements / Ref: ART4/BASEMENTS / Effective from: 18/04/2018
Land Use Past Industrial	Gravel Pit. EXTENTS FROM BGS ARTIFICIAL GEOLOGY LAYER Start: 2002 End: 2004
Neighbourhood Plan Area	Ham and Petersham Neighbourhood Area - Ham and Petersham Neighbourhood Plan - Adopted by Council on 22 January 2019
Risk of Flooding from Surface Water 1 in 1000 chance - Environment Agency	RoFSW Extent 1 In 1000 year chance - SSA Pool ID: 38055
Surface Water Flooding (Area Less Susceptible to) - Environment Agency	
Village	Ham and Petersham Village
Ward	Ham, Petersham and Richmond Riverside Ward

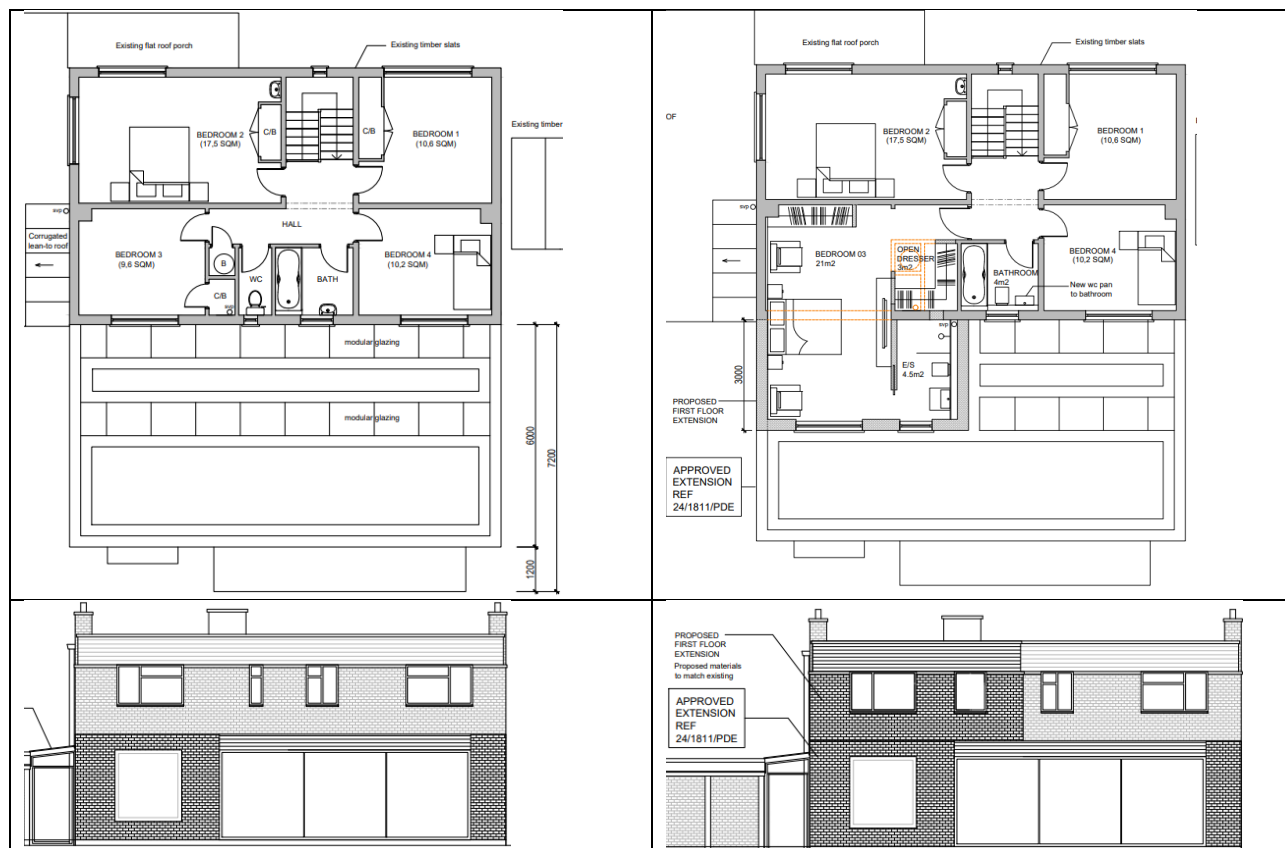
3. RELEVANT PLANNING HISTORY

The comprehensive list of planning history can be found above however the most relevant planning history is as follows:

Ref	Proposal	Decision
24/1788/PS192	Side passage and storage infill by single-storey side extension	Granted Permission
24/1811/PDE	Single Storey Rear Extension (7.20m depth, 3.00m eaves height, 3.00m overall height).	GPD Extension Conditional

The ground floor rear extension proposed under this application is the same as that approved under 24/1811/PDE.

Previously Approved Scheme (24/1811/PDE)	Currently Proposed (24/2416/HOT)
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Given that the ground floor rear extension has already been approved, and this application does not seek any alteration to these approved works, this forms a material planning consideration and acts as a fall-back position.

4. CONSULTATIONS CARRIED OUT

The list of neighbours notified of this application are listed above.

No letters of representation have been received.

5. AMENDMENTS

None.

6. MAIN POLICIES RELEVANT TO THE DECISION

NPPF (2023)

The key chapters applying to the site are:

- 4 - Decision-making
- 12 - Achieving well-designed places
- 14 - Meeting the challenge of climate change, flooding and coastal change

These policies can be found at:

https://assets.publishing.service.gov.uk/media/65819679fc07f3000d8d4495/NPPF_December_2023.pdf

London Plan (2021)

The main policies applying to the site are:

- D4 - Delivering good design
- D12 - Fire Safety
- G7 - Trees and woodlands
- SI12 - Flood risk management

These policies can be found at: <https://www.london.gov.uk/what-we-do/planning/london-plan/new-london-plan/london-plan-2021>

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
Amenity and Living Conditions	LP8	Yes	No
Flood Risk and Sustainable Drainage	LP21	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.

Where relevant to the application under consideration, this is addressed in more detail in the assessment below.

Issue	Local Plan Policy	Compliance	
Local Character and Design Quality	LP28	Yes	No
Amenity and Living Conditions	LP46	Yes	No
Flood Risk and Sustainable Drainage	LP8	Yes	No

These policies can be found at https://www.richmond.gov.uk/draft_local_plan_publication_version

Ham and Petersham Neighbourhood Plan (2019)

The main policies applying to the site are as follows:

Issue	Plan Policy	Compliance	
Protecting Green Character	C1	Yes	No
Character and Context Appraisal	C2	Yes	No

These policies can be found at

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

Supplementary Planning Documents

House Extension and External Alterations
Ham and Petersham Village Plan

These policies can be found at:

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

7. EXPLANATION OF OFFICER RECOMMENDATION

The key issues for consideration are:

- i Design/Visual Amenity
- ii Neighbour Amenity
- iii Flood Risk
- iv Biodiversity

Issue i - Design/Visual Amenity

Policy LP1 of the Local Plan 2018 seeks to maintain and, where possible, enhance the high architectural and urban design quality which contributes to the character and heritage of the area. Proposals should demonstrate an understanding of the site and its context when considering the design including layout, siting and access and the compatibility of the works to the neighbouring uses.

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

With regards to two storey side and rear extensions, the Councils SPD states 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 appear over-dominant. In addition, the SPD states the following:

- *Avoid side extensions that project beyond the existing front elevation. A set back of 1m behind the front elevation would be desirable.*
- *Infilling of gaps should be avoided. Consequently, the two storey side extensions should be sited 1m from the side boundary to achieve this.*

Single-Storey Rear Extension

The proposal seeks to erect a full-width, single-storey rear extension. The extension comprises a flat roof. The height of the extension will be sited comfortably below the cill of the first-floor level fenestration, as required under SPD.

Whilst the overall dimensions, in particular the depth of the extension is somewhat larger than which would usually be expected, this depth has been previously under prior approval and therefore the site benefits from this fall-back position. Moreover, given the proposed dimensions in comparison to the original dwelling, the extension will not appear overly dominant and will appear subordinate to the original building. There are no proposals presented in this application which would now justify refusal of the ground floor rear element.

The amenity space in the rear garden would be reduced as a result of the proposal. However, the reduction will not be significant, when compared to the rear garden area and does not harm local character. Due to the siting, the works will not form views from the front of the dwelling/street scene, having a neutral impact on the public realm.

The proposed exterior materials are to match that of the existing, this ensures that the development will integrate satisfactorily with the original dwellinghouse. With regard to fenestration, the scheme proposes largely glazed windows/doors to the rear and side elevation. The proposed fenestration retains window hierarchy, as outlined in the 'House Extensions and External Alterations' SPD. The contemporary appearance assists in reducing the visual bulk and contributes to helping the extension appear an obvious addition to the main dwellinghouse. No objections are raised with regard to materials.

First Floor Rear Extension

The extension has been designed to appear as a continuation of the main dwelling house, comprising matching ridge height, roof profile and materials. The proposed fenestration is also of a similar design to that on the main dwellinghouse. These factors would ensure integration to the host building.

The extension would not be greater than half the width of the original building and be set back in excess of 1m from the side boundary, as required under SPD. Thus, ensuring that the extension would not dominate the host building's original scale and character.

Given siting the proposed development would not harm the character and appearance of the surrounding area.

The proposed scheme is considered acceptable in terms of design/visual amenity. The proposal is not considered to detrimentally impact the character of the wider area or host building and therefore, is in line with the aims and objectives of policy LP1 of the Local Plan (2018), these policy objectives are taken forward in publication local plan policy LP28, and relevant supplementary planning documents.

Issue ii - 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 detached 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.

Due to the setback between neighbouring houses and the relationship to neighbouring habitable rooms, the proposed part-single, part two-storey rear extensions would comply with the BRE test and would not cause any unreasonable loss of light. With regard to visual intrusion, it is considered that the extension works would be set a sufficient distance from neighbouring properties and of an appropriate scale to avoid appearing overbearing.

The proposal will not result in any new onerous viewing angles above that which can already be achieved through the existing fenestration and the scheme does not incorporate any new upper floor flank facing windows. Thus, the proposal will not result in an increase in overlooking or raise any issues with regard to privacy on any neighbouring properties.

The proposal would not cause an unreasonable loss of outdoor amenity space, as required under SPD.

The property would remain solely in residential use as a result of the proposal. An undue increase in noise or pollution would not occur as a result of the proposal.

The proposed scheme is considered acceptable in terms of neighbour amenity. The proposal is not considered to detrimentally impact the amenities of any neighbouring occupiers and therefore, is in line with policy LP8 of the Local Plan (2018), these policy objectives are taken forward in publication local plan policy LP46, and relevant Supplementary Planning Documents/Guidance.

Issue iii - Flood Risk

Policy LP21 of the Local Plan states '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 application site is situated within an area susceptible to surface water flooding.

A Flood Risk Assessment (FRA) has been provided as part of this application to comply with the requirements of LP21, these policy objectives are taken forward in publication local plan policy LP8, which confirms the 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.

Issue iv - Biodiversity

Biodiversity net gain became mandatory for minor developments on applications made from 2nd April 2024. This application is exempt from mandatory biodiversity net gain on the grounds that is a householder application.

Other Matters

Fire Safety

The applicant has submitted a 'Planning Fire Safety Strategy', as required under policy D12 of the London Plan (2021), confirming compliance with the following requirements:

- 1) identify suitably positioned unobstructed outside space: a) for fire appliances to be positioned on b) appropriate for use as an evacuation assembly point*
 - 2) are designed to incorporate appropriate features which reduce the risk to life and the risk of serious injury in the event of a fire; including appropriate fire alarm systems and passive and active fire safety measures*
 - 3) are constructed in an appropriate way to minimise the risk of fire spread*
 - 4) provide suitable and convenient means of escape, and associated evacuation strategy for all building users*
 - 5) develop a robust strategy for evacuation which can be periodically updated and published, and which all building users can have confidence in*
 - 6) provide suitable access and equipment for firefighting which is appropriate for the size and use of the development.*
- A site plan demonstrating that space has been identified for the appropriate positioning of fire appliances. These spaces are to be kept clear of obstructions and conflicting uses which could result in the space not being available for its intended use in the future.

- A site plan showing appropriate evacuation assembly points.

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.

8. 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.

9. RECOMMENDATION

Although some aspects of the scheme are not in strict conformity with the technical standards set out in the SPD, there are mitigating circumstances (planning history/fallback position) to ensure that the scheme would not compromise the aims of adopted policy or cause demonstrable harm. Therefore, in this case, there are circumstances to justify an exception to the strict application of guidance and policy.

Grant planning permission with conditions

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): KM

Dated: 22/11/2024

I agree the recommendation:

South Area Team Manager:ND.....

Dated:25.11.2024.....