

London Borough Richmond Upon Thames
Place Division Planning
Civic centre
44 York street
Twickenham TW1 3BZ

19th November 2024

REF: 4 Gainsborough road Richmond TW9 2EA

Design Process, Appearance & Access

Key points

The property is a two storey semi detached house

The proposal is for a front porch, a minor rear ground floor extension and a modest first floor side extension

A pre application was submitted, the response is attached in Appendix I

Front Porch

Pre application response as follows :

Front porch

The Councils SPD states that adding a porch is one of the most significant changes a householder can make to the front of a house. It states that the risk of creating an eyesore is greatest within a terrace where a single glass, timber or brick box on the front of a house can spoil the look of the whole row.

A plain rectangular box with a flat roof is generally an unsatisfactory shape to attach to a traditional building.

The proposal seeks to replace the existing pitched roof porch canopy with a larger glazed structure with a flat roof which is proposed to be planted as a green roof.

Whilst it is noted that there are a number of porches evident in the locality, these are all of a more traditional design, with dual pitched roofs. This approach is considered to better reflect the prevailing character of the area.

The proposed glazed structure currently proposed would appear incongruous within the streetscene and fails to integrate satisfactorily with surrounding development.

Conclusion

The design of the proposed front porch should be amended in order to gain support.

The design of the front porch has been updated according to the advice

The flat roof has been changed to a double pitch roof. In order to keep enough daylight a glass skylight is proposed

The predominant glazing has been replaced with brickwork, the front door is proposed as a solid hardwood door with two glass litters to either side

We hope this addresses the design concerns and complies with the design requirements

Single storey rear extension

Pre application response as follows :

Single storey rear extension

The proposed extension would extend into the rear garden by ~2.5m. It has been designed with a flat roof and a largely glazed rear elevation.

The extension would be set down from the eills of the first floor windows above such that it would appear suitably subordinate to the existing dwelling.

It is noted that the extension would occupy a large portion of the existing garden space at the dwelling.

To ensure there is no significant loss of rear garden space nor an unacceptable sense of enclosure to the surrounding area is created, the Councils Residential Standards SPD advises that proposals that cover the existing garden space of a plot by 50% or more will not normally be permitted.

No block plan has been provided with the pre-application submission, however Officers have concerns that the proposed development could be overdevelopment of the site which may result in a significant loss of the private amenity space serving the dwelling.

Conclusion

The single storey rear extension should not occupy more than 50% of the garden space on the site, however is otherwise likely to be acceptable.

The proposed rear extension is only 9m² compared to the existing garden of 29m². As such only 30% of the garden will be built over.

A block plan has also been submitted to show the overall site boundary

Hopefully this will deal with the concern raised and be acceptable

First floor side extension

Pre application response as follows :

First floor side extension

At first floor, the proposals seek to extend over an existing single storey side extension.

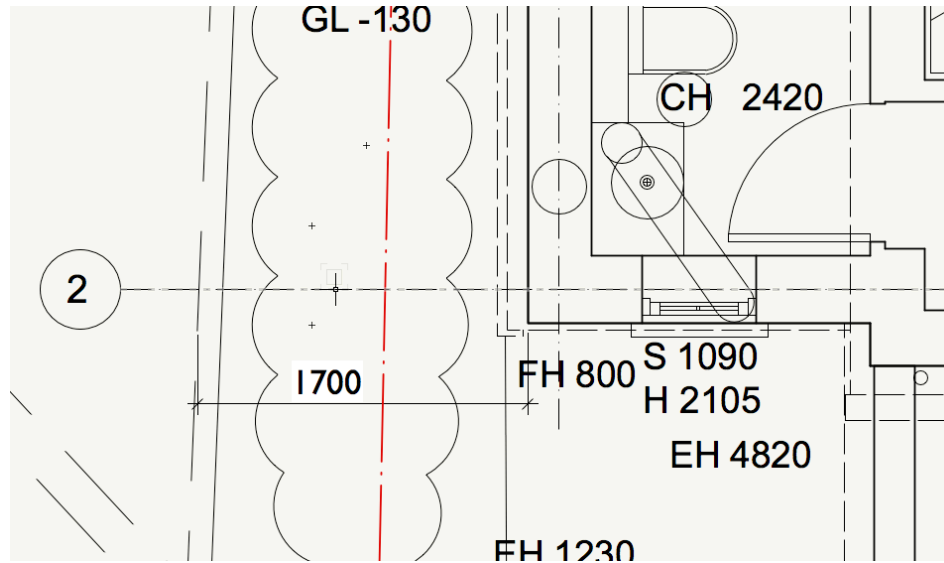
- *The proposal would have a height that matches the existing ridge, and would be set in line with the front elevation in order to integrate with the existing house. Whilst it is acknowledged the application site isn't part of a particularly uniform terrace owing to its shape, it is considered that this approach is acceptable in the context.*
- *The proposed extension would be less than half the width of the existing dwelling and would therefore be in compliance with SPD guidance in this regard.*
- *However it would be sited just ~0.5m from the side boundary, and would therefore fail to comply with the required 1m separation from the boundary.*
- *The proposed first floor side extension would therefore need to be reduced in width to increase the separation to the side boundary and prevent a terracing effect which would be harmful to the character of the area.*

Conclusion

- *The proposed first floor side extension fails to comply with the SPD guidance and should be set in from the side boundary.*

The proposed first floor side extension is proposed to sit on the existing ground floor

Currently there's a distance of 1.7 meters between the two buildings



So the existing ground floor is roughly 850mm from the boundary line

We could in-set the first floor by 150mm (6inches) to comply with the one metre guidance but we think it will look better to keep the first floor side extension in line with the ground floor

So we would like to suggest that although the proposed works do not comply with the one metre boundary of set, we are only 6 inches away from complying

Rear dormer

Pre application response as follows :

Rear dormer

Roof extensions should be kept in scale with the existing structure and raising the ridge of the building is normally unacceptable.

The SPD states that roof extensions should not dominate the original roof. Normally 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.

It is not clear from the submitted plans how the proposed dormer would integrate with the existing roof form.

Whilst the proposed dormer would not be full width, it would not be set up from the eaves, nor down from the ridge. The submitted side elevation shows that there would be a projecting rooflight which would project above the ridge of the main dwelling.

The proposed fenestration within the proposed dormer would fail to reflect the window hierarchy.

Furthermore, it is noted that alterations to dwellings along this stretch of Gainsborough Road are largely limited to ground floor, and the roofscapes are very uniform in appearance.

The proposed dormer is entirely unsympathetic to this established built context of the terrace houses and appears out of context and dominating.

The proposed dormer should therefore be significantly reduced in scale such that it would appear as a subordinate addition, and the windows proposed within must be smaller than those in the floor below.

Conclusion

The proposed rear dormer is unacceptable and should be significantly reduced in scale.

Following the pre application advice provided we have decided to review the design and omit the dormer works from the planning application

Conclusion

All the points raised by the pre application response have been addressed

The front porch complies with the recommendations and should be acceptable

The rear extension complies with the statutory requirements

The first floor side extension does not comply completely with the statutory requirements but given the fact that it is marginally close in complying it should be acceptable

Use

The current use of residential is maintained.

Layout

The internal layout remains exactly the same, access from the highway remains the same. The only change to the internal layout is to create a larger open plan kitchen living room area and a slightly larger first floor.

Yours sincerely,

Sebastian Camisuli

On behalf of:
Martins Camisuli Architects

Appendix 1

Pre Application response: 24/P0213/PREAPP

Place Division
PLANNING

Civic Centre
44 York Street
Twickenham
TW1 3BZ
website: www.richmond.gov.uk

Our ref: 24/P0213/PREAPP

Contact: Grace Edwards
Telephone: 02088911411
Email: grace.edwards@richmondandwandsworth.gov.uk

Sebastian Camisuli
sebastian.camisuli@martinscamisuli.co.uk

01 October 2024

BY EMAIL ONLY

Dear Mr Camisuli,

TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)

LOCATION: 4 GAINSBOROUGH ROAD, RICHMOND, TW9 2EA
PROPOSAL: GROUND FLOOR REAR EXTENSION, SIDE EXTENSION ON FIRST FLOOR AND DORMER EXTENSION ON ROOF

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

Site Description

The subject site comprises a two storey end of terrace dwelling located row located on the northern side of Gainsborough Road.

The application site is situated subject to the following constraints:

- Area susceptible to groundwater flooding
- Increased potential for elevated groundwater
- Throughflow Catchment Area

Planning History

04/2263/HOT - Single storey side and first floor infill extensions and new front porch (**Granted**)

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
- LP 21 – Impact on flood risk and sustainable drainage

Supplementary Guidance

- Design Quality
- House Extensions and External Alterations

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

- 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 for House Extensions and External Alterations states that the overall 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.
- The SPD acknowledges that there are alternative methods of achieving this aim. One is to integrate the extension with the house, the SPD notes that this can work well

with detached houses and sometimes on the end of uniform terraces.

- Alternatively, the extension is made to appear as an obvious addition which is subordinate to the main structure, 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.
- 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 buildings 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 1m behind the front elevation.
- Development which would result in the significant reduction of an existing important space or gap between neighbouring houses is not normally acceptable. In conjunction with existing extensions to neighbouring buildings, this can have a terracing effect on the street. Consequently, two storey side extensions should be sited 1m from the boundary.

Front porch

- The Councils SPD states that adding a porch is one of the most significant changes a householder can make to the front of a house. It states that the risk of creating an eyesore is greatest within a terrace where a single glass, timber or brick box on the front of a house can spoil the look of the whole row.
- A plain rectangular box with a flat roof is generally an unsatisfactory shape to attach to a traditional building.
- The proposal seeks to replace the existing pitched roof porch canopy with a larger glazed structure with a flat roof which is proposed to be planted as a green roof.
- Whilst it is noted that there are a number of porches evident in the locality, these are all of a more traditional design, with dual pitched roofs. This approach is considered to better reflect the prevailing character of the area.
- The proposed glazed structure currently proposed would appear incongruous within the streetscene and fails to integrate satisfactorily with surrounding development.

Single storey rear extension

- The proposed extension would extend into the rear garden by ~2.5m. It has been designed with a flat roof and a largely glazed rear elevation.
- The extension would be set down from the eaves of the first floor windows above such that it would appear suitably subordinate to the existing dwelling.
- It is noted that the extension would occupy a large portion of the existing garden space at the dwelling.
- To ensure there is no significant loss of rear garden space nor an unacceptable sense of enclosure to the surrounding area is created, the Councils Residential Standards SPD advises that proposals that cover the existing garden space of a plot by 50% or more will not normally be permitted.
- No block plan has been provided with the pre-application submission, however Officers have concerns that the proposed development could be overdevelopment of the site which may result in a significant loss of the private amenity space serving the dwelling.

First floor side extension

- At first floor, the proposals seek to extend over an existing single storey side

extension.

- The proposal would have a height that matches the existing ridge, and would be set in line with the front elevation in order to integrate with the existing house. Whilst it is acknowledged the application site isn't part of a particularly uniform terrace owing to its shape, it is considered that this approach is acceptable in the context.
- The proposed extension would be less than half the width of the existing dwelling and would therefore be in compliance with SPD guidance in this regard.
- However it would be sited just ~0.5m from the side boundary, and would therefore fail to comply with the required 1m separation from the boundary.
- The proposed first floor side extension would therefore need to be reduced in width to increase the separation to the side boundary and prevent a terracing effect which would be harmful to the character of the area.

Rear dormer

- Roof extensions should be kept in scale with the existing structure and raising the ridge of the building is normally unacceptable.
- The SPD states that roof extensions should not dominate the original roof. Normally 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.
- It is not clear from the submitted plans how the proposed dormer would integrate with the existing roof form.
- Whilst the proposed dormer would not be full width, it would not be set up from the eaves, nor down from the ridge. The submitted side elevation shows that there would be a projecting rooflight which would project above the ridge of the main dwelling.
- The proposed fenestration within the proposed dormer would fail to reflect the window hierarchy.
- Furthermore, it is noted that alterations to dwellings along this stretch of Gainsborough Road are largely limited to ground floor, and the roofscapes are very uniform in appearance.
- The proposed dormer is entirely unsympathetic to this established built context of the terrace houses and appears out of context and dominating.
- The proposed dormer should therefore be significantly reduced in scale such that it would appear as a subordinate addition, and the windows proposed within must be smaller than those in the floor below.

Neighbouring Residential 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 application site adjoins Nos. 6 and 2 Gainsborough Road to the north west and south east respectively. The rear boundary of the site adjoins the garden of No. 2 Gainsborough Road.
- The modest depth of the proposed single storey rear extension would be in compliance with the guidance set out within the householder SPD and as such, it is not considered to have a detrimental impact on the amenities of neighbouring properties.
- The proposed first floor side extension would project beyond the rear elevation of the

neighbouring property No. 6 by approximately 0.6m. By virtue of this modest projection, it is not considered that the first floor extension would appear overbearing or obtrusive to this neighbouring property, nor would it result in a harmful loss of light.

- No side facing windows are proposed within the extension, nor are there any side facing windows at No. 6 Gainsborough Road. No objections are therefore raised in regard to loss of privacy through overlooking.
- The proposed dormer roof extension would be readily visible from neighbouring properties, however by virtue of its siting, it is not considered to be visually intrusive, nor would it create a sense of enclosure.
- The proposed dormer would provide elevated opportunities for overlooking, however given the tight knit pattern of development, there is already a high level of mutual overlooking towards neighbouring rear gardens. As such, whilst the proposed dormer may result in increased perceived overlooking, it is not considered to result in any advantageous views in comparison to those currently afforded from first floor windows.

Flood Risk

- LP21 requires that all developments avoid or minimises contributing to all sources of flooding.
- The application site is located within flood zone 1, however it is also located within an area susceptible to groundwater flooding, an area with potential for elevated groundwater, and a throughflow catchment area.
- Having regard to the nature of the proposed works, their siting above ground floor level, it is not considered that that the proposal would have a significant impact on the flood risk of the site.

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

Conclusion

- The design of the proposed front porch should be amended in order to gain support.
- The single storey rear extension should not occupy more than 50% of the garden space on the site, however is otherwise likely to be acceptable.
- The proposed first floor side extension fails to comply with the SPD guidance and should be set in from the side boundary.
- The proposed rear dormer is unacceptable and should be significantly reduced in scale.

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

P.P. 

Nicki Dale

Team Manager – South Area

Development Management

London Borough of Richmond Upon Thames