



**Application reference: 24/2275/HOT**  
 KEW WARD

Date application received	Date made valid	Target report date	8 Week date
10.09.2024	25.09.2024	20.11.2024	20.11.2024

**Site:**

4 Popham Gardens, Lower Richmond Road, Richmond, TW9 4LJ

**Proposal:**

Part removal of existing conservatory with conversion to habitable extension, new mono-pitched roof to new and existing extension, removal of existing porch replaced by new porch canopy and new smooth white render

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

**APPLICANT NAME**

Angela Drew  
 4 Popham Gardens Lower Richmond  
 Road  
 Richmond  
 Richmond Upon Thames  
 TW9 4LJ

**AGENT NAME**

Mr ASHLEY RENTON  
 5 Chesterton Drive  
 Seaford  
 BN25 3RH  
 Seaford  
 BN25 3RH  
 United Kingdom

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

**Consultations:**

**Internal/External:**

**Consultee**

**Expiry Date**

**Neighbours:**

- 8 The Haven, Kew, Richmond, TW9 4JR, - 25.09.2024
- 9 The Haven, Kew, Richmond, TW9 4JR, - 25.09.2024
- 5 Popham Gardens, Lower Richmond Road, Richmond, TW9 4LJ, - 25.09.2024
- 3 Popham Gardens, Lower Richmond Road, Richmond, TW9 4LJ, - 25.09.2024

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

Development Management

Status: GTD Application: 06/3380/HOT  
 Date: 02/02/2007 Erection of PVCU conservatory to rear of the property

Development Management

Status: REF Application: 08/2407/HOT  
 Date: 14/05/2009 Erection of loft conversion with rear dormer and front rooflights.

Development Management

Status: GTD Application: 23/1302/PS192  
 Date: 29/06/2023 Erection of a garden studio in rear garden.

Development Management

Status: GTD Application: 24/2274/PS192  
 Date: 31/10/2024 Hip to gable loft conversion with rear dormer

Development Management

Status: PCO Application:24/2275/HOT

Date: Part removal of existing conservatory with conversion to habitable extension, new mono-pitched roof to new and existing extension, removal of existing porch replaced by new porch canopy and new smooth white render

Building Control

Deposit Date: 25.09.2004 FENSA Notification of Replacement Glazing comprising 0 Windows and 1 Doors. Installed by The Dewgard Window Co Ltd. FENSA Member No 10655. Installation ID 2067803. Invoice No 7587

Reference: 04/6999/FENSA

Building Control

Deposit Date: 02.04.2015 Install replacement windows in a dwelling

Reference: 15/FEN00620/FENSA

Building Control

Deposit Date: 18.02.2017 Install replacement windows in a dwelling

Reference: 17/FEN00486/FENSA

Building Control

Deposit Date: 02.04.2018 Install replacement windows in a dwelling

Reference: 19/FEN01303/FENSA

Building Control

Deposit Date: 03.10.2019 Install replacement windows in a dwelling

Reference: 19/FEN01768/FENSA

Building Control

Deposit Date: 01.12.2023 Install replacement window in a dwelling

Reference: 24/FEN00014/FENSA

<b>Application Number</b>	<b>24/2275/HOT</b>
<b>Address</b>	<b>4 Popham Gardens Lower Richmond Road Richmond TW9 4LJ</b>
<b>Proposal</b>	<b>Part removal of existing conservatory with conversion to habitable extension, new mono-pitched roof to new and existing extension, removal of existing porch replaced by new porch canopy and new smooth white render</b>
<b>Contact Officer</b>	<b>Jeremy Maclsaac</b>
<b>Target Determination Date</b>	<b>20/11/2024</b>

## 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 application site consists of a two-storey semi-detached dwellinghouse on the north side of Popham Gardens.

The application site is situated within Character Area 11 of the Kew Village Plan and is subject to the following designations:

- Flood zone 2
- Area Susceptible to Groundwater Flood
- Area susceptible to surface water flooding
- Increased Potential for Elevated Groundwater Flooding

## 3. DESCRIPTION OF THE PROPOSAL AND ANY RELEVANT PLANNING HISTORY

The proposed development comprises the replacement of the existing conservatory and rear extension roof with a new single storey rear extension. A replacement front porch is also proposed.

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

06/3380/HOT - Erection of PVCU conservatory to rear of the property (Granted)

## 4. CONSULTATIONS CARRIED OUT

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

No letters of representation were received.

## 5. 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://www.gov.uk/guidance/national-planning-policy-framework>

### London Plan (2021)

The main policies applying to the site are:

D4 Delivering good design  
D11 Safety, security and resilience to emergency  
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:

Issue	Local Plan Policy	Compliance	
Local Character and Design Quality	LP1	Yes	<del>No</del>
Impact on Amenity and Living Conditions	LP8	Yes	<del>No</del>
Impact on Flood Risk and Sustainable Drainage	LP21	Yes	<del>No</del>

These policies can be found at

[https://www.richmond.gov.uk/media/15935/adopted\\_local\\_plan\\_interim.pdf](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	
Flood risk and sustainable drainage	8	Yes	<del>No</del>
Local character and design quality	28	Yes	<del>No</del>

Amenity and living conditions	46	Yes	No
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### Supplementary Planning Documents

House Extension and External Alterations  
Village Plan – Kew Village

These policies can be found at:

[https://www.richmond.gov.uk/services/planning/planning\\_policy/local\\_plan/supplementary\\_planning\\_documents\\_and\\_guidance](https://www.richmond.gov.uk/services/planning/planning_policy/local_plan/supplementary_planning_documents_and_guidance)

### Other Local Strategies or Publications

Other strategies or publications material to the proposal are:  
Strategic Flood Risk Assessment 2021

## 6. EXPLANATION OF OFFICER RECOMMENDATION

The key issues for consideration are:

- i Design and impact on heritage assets
- ii Impact on neighbour amenity
- iii Flood Risk
- iv Fire Safety
- v Biodiversity

### 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 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 proposed development comprises a rear extension which will replace the existing conservatory. There will be a replacement porch and a replacement side facing window which will be reduced in size. The front porch will be replaced and reduced in size. The property will be finished in a white render finish which matches the existing overall style, albeit smooth render instead of pebble dashed.

The proposed extension will be the width of the property but will be slightly shallower, and will have a lower overall height than the existing conservatory. The rear extension has been designed with a mono pitched roof including two rooflights which will not protrude by more than 150mm from the roof. There are no objections raised to the rear extension portion of this application.

The front porch canopy will be replaced by a flush angled roof and the overall footprint will be similar to the existing, and others along this stretch of Popham Gardens. The council raises no objections.

There is a ground floor side facing window which will be reduced in size, and the whole of the house will be re rendered. No objections are raised to this.

In light of the above, the proposed extension is considered to harmonise with the existing dwellinghouse, and with the scale and bulk of rear extensions found within Popham Gardens. The extension is well integrated and appears as a natural addition to the original dwellinghouse. As such, the proposal is considered consistent with Policy LP1 of the Local Plan, as well as the SPD 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 3m 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 works comprise a replacement front porch and a replacement rear extension which are of similar scales to the existing. Whilst it is acknowledged the existing lightweight, heavily glazed conservatory would be replaced by a more solid structure, it is not considered that the proposed works would appear overbearing or obtrusive to neighbouring properties, nor would they result in a harmful loss of light. Furthermore, the proposed rear extension would comply with the guidance outlined within the SPD.

The reduction of the window on the ground floor side extension will reduce the overall impact on no. 5 Popham Gardens.

The dwellinghouse will remain in residential use as a result of the proposals, no issues with noise are foreseen.

As such, the proposed extension would not harm the amenities of the adjacent properties, meeting Policy LP8 of the Local Plan and Policy 46 of the Publication local Plan.

## **iii Flood Risk**

*Local Plan Policy LP21 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. Unacceptable developments and land uses will be refused in line with national policy and guidance.*

The site is located within floodzone 2 and is in an area subject to groundwater flooding.

An Environmental Agency Flood Risk Questionnaire has been submitted. No change of use is proposed by the application and the internal floor level will be the same as existing. The scheme is considered consistent with Policy LP21 of the Local Plan.

## **iv Fire Safety**

London Plan policy D12 requires the submission of a Fire Safety Statement on all planning applications. A fire Safety Strategy was received by the Council 24th September 2024. A condition will be included to ensure this is adhered to on an ongoing basis. The materials proposed are to match existing and will need to be Building Regulations compliant. 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. Overall, the scheme can therefore be considered consistent with this Policy D12 of the London Plan.

## **v Biodiversity**

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

## **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.

**Grant planning permission**

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.

**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): .....JMA.....

Dated: .....20/11/2024.....

**I agree the recommendation:**

~~Team Leader/Head of Development Management/Senior Planner~~

Dated: .....GE.....27/11/2024.....