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Ref: 3rd December 2024

1181/03/AC

Head of Development Control
Development and Street Scene
London Borough of Richmond-upon-Thames
Civic Centre
44 York Street
Twickenham
Middlesex
TW1 3BZ

Dear Sir/Madam

**94 TEMPLE SHEEN ROAD, EAST SHEEN LONDON SW14 7RR
HOUSEHOLDER APPLICATION FOR DEMOLITION OF CONSERVATORY EXTENSION
AND OUTBUILDING TO REAR, ERECTION OF PART SINGLE STOREY/PART TWO
STOREY EXTENSION TO REAR, AND EXTERNAL ALTERATIONS TO WINDOWS, DOORS
AND SURFACE FINISHES IN NORTH, SOUTH AND WEST ELEVATIONS**

Please find attached a Householder Application in respect of a proposed part single storey/part two storey rear extension and external alterations to windows, doors and surface finishes at the above semi-detached dwellinghouse. This letter includes a Planning Statement confirming the proposals meet current LBRUT planning policy.

The application pack comprises:

1. Covering letter with Planning Statement (AGA)
2. Location Plan/Block Plan with the site outlined in red (Allza)
3. Sheet of photographs showing the existing property and its immediate context (Allza)
4. Existing and proposed drawings comprising site layouts, floor plans, roof plans, sections and elevations (Allza)
5. Design & Access Statement FRA, Drainage and SuDS Report (Allza)
6. Daylighting Impact Assessment (Allza)
7. Fire Safety Strategy
8. Completed CIL Form 1 (AGA)

LBRUT's Householder application fee has been paid via the Planning Portal on submission.

Description of Existing Property

94 Temple Sheen Road (see Figs 1-7 overleaf and drawings and photographs accompanying application) comprises a two-storey semi-detached dwellinghouse occupying a 412.48 sqm plot on the north side of Temple Sheen Road, East Sheen - near the corner with Derby Road. To the north lies the property's large garden, to the west – the large block of flats known as Furness Lodge, to the south, the older properties at 83-87 Temple Sheen Road, and to the east – the semi-detached neighbour at 92 (see Fig1 below).

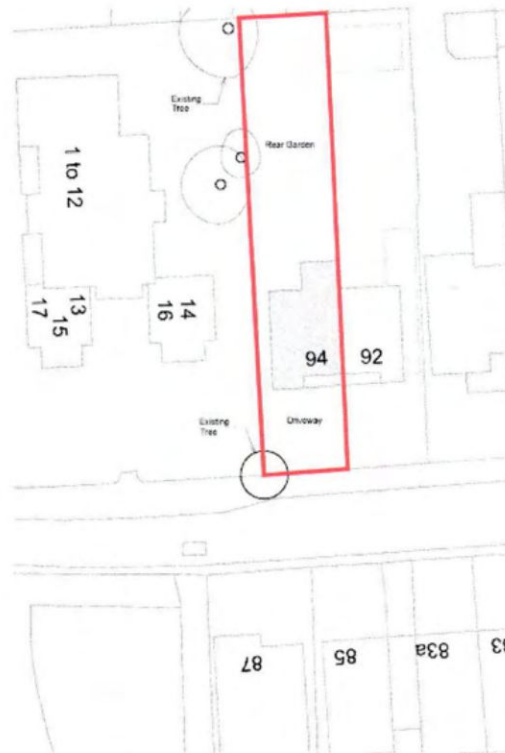


Figure 1 – Block Plan for 94 Temple Sheen Road, East Sheen SW14 7RR

The property dates from 1957, is of white-painted brick construction with timber cladding panels and a double-pitched roof in tile and was designed by architect Leslie Gooday (see historic article in Design and Access Statement accompanying application). The property has white casement windows and a first-floor balcony with metal railings to the street frontage.

A schedule of existing Gross Internal Floor Areas (GIA) and Gross External Floor Areas (GEA) is set out below:

| | | |
|---|------------------------|------------------------|
| Existing Ground Floor (inc. conservatory) | GIA: 78.11 sqm | GEA: 88.95 sqm |
| Existing First Floor | GIA: 66.32 sqm | GEA: 80.85 sqm |
| Existing Attic | GIA: 30.21 sqm | GEA: 38.30 sqm |
| Existing Outbuilding | GIA: 3.48 sqm | GEA: 4.71 sqm |
| Totals | GIA: 178.12 sqm | GEA: 212.81 sqm |

The only recent alteration to the original dwellinghouse has been the addition of a single storey conservatory with a GEA of 13.38 sqm to the rear. No94's plan form and main elevations are asymmetric, both by themselves and when considered together with No92 - its smaller semi-detached neighbour to the east.



Figure 2 – Existing Floor Plans for 94 Temple Sheen Road



Figure 3 – View of 94 and 94 Temple Sheen Road from the south



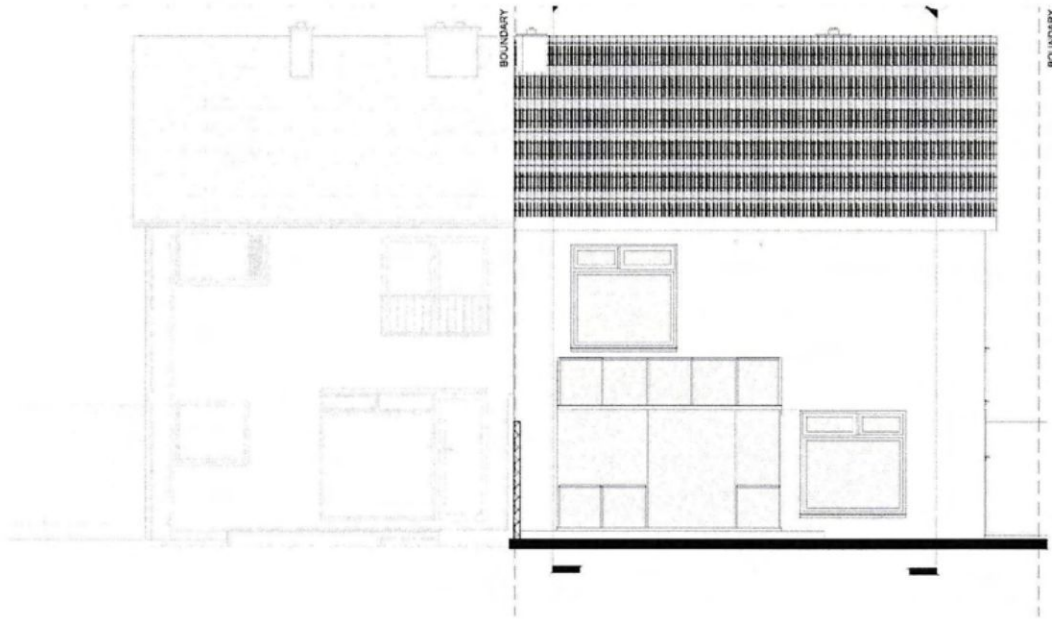
1 Existing Front Elevation
1:50

Figure 4 – Existing Street Elevation of 94 and 92 Temple Sheen Road from the south



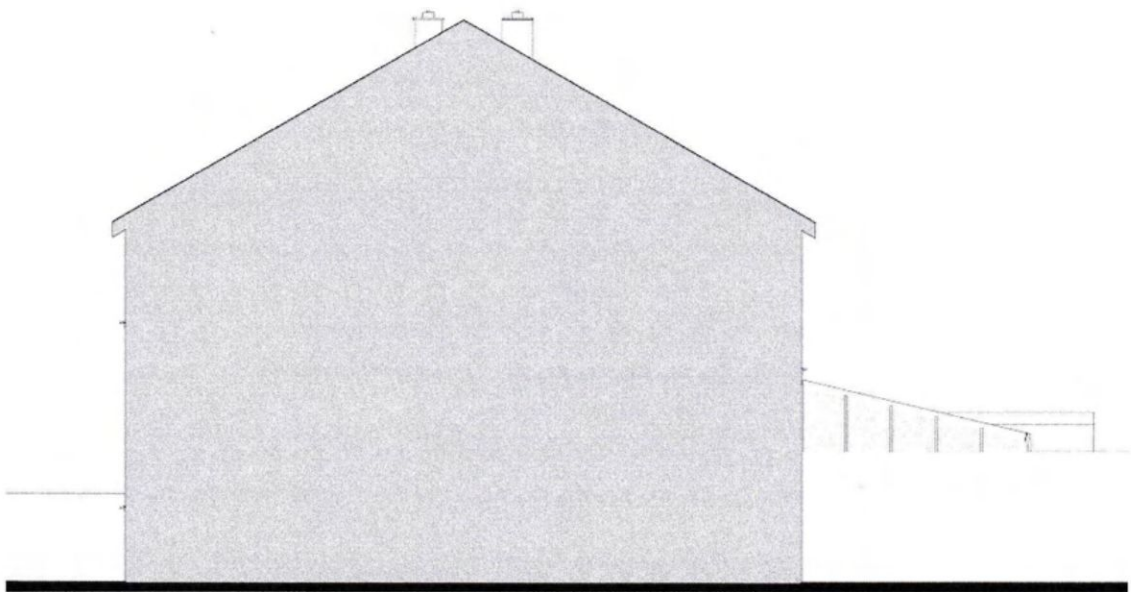
2 Existing West Elevation
1:50

Figure 5 – Existing West Elevation to 94 Temple Sheen Road



3 Existing Rear Elevation
1:50

Figure 6 – Existing Rear Garden Elevation of 92 and 94 Temple Sheen Road from the north



4 Existing East Elevation
1:50

Figure 7 – Existing Sectional Elevation through 92 Temple Sheen Road looking towards No94

The house is not on Historic England's Statutory Register, nor is it within a Conservation Area. The only LBRUT Article 4 Direction affecting the area is a requirement for basement proposals to gain formal planning approval. A review of TfL's Webcat records also reveals the property has a very low Public Transport Accessibility Level (PTAL) of 1b meaning car parking is required.

As to flood risk, HMG's Flood Risk Mapping for Planning confirms the property is located within low Flood Risk Zone 1 for fluvial and tidal flooding (see Fig 8 below).

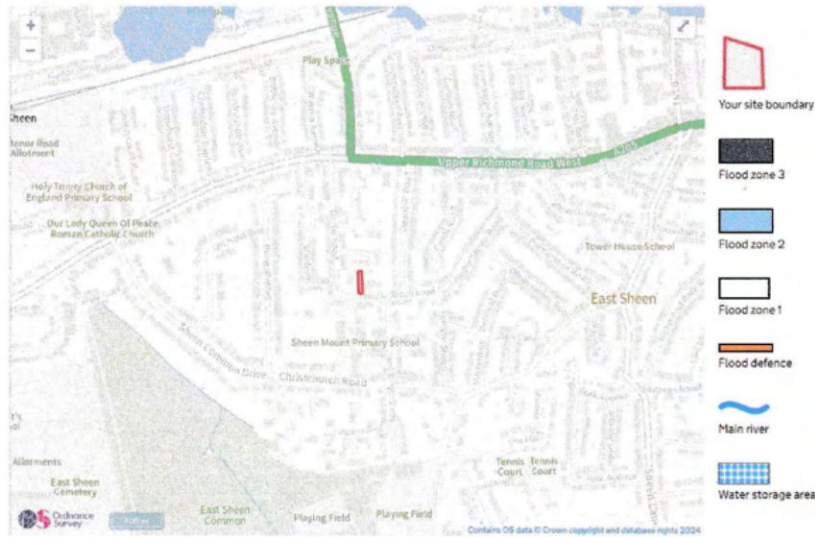


Figure 8 – No94 is within low Tidal/Fluvial Flood Risk Zone 1 (HMG's Flood Risk Mapping for Planning)

In addition, whilst HMG's Flood Risk Mapping for Planning indicates Flooding from surface water, groundwater and reservoirs is unlikely in this area (see Fig 9 below), LBRUT's records suggest the area is susceptible to groundwater flooding and has a 1 in 1000 yr risk of surface water flooding.

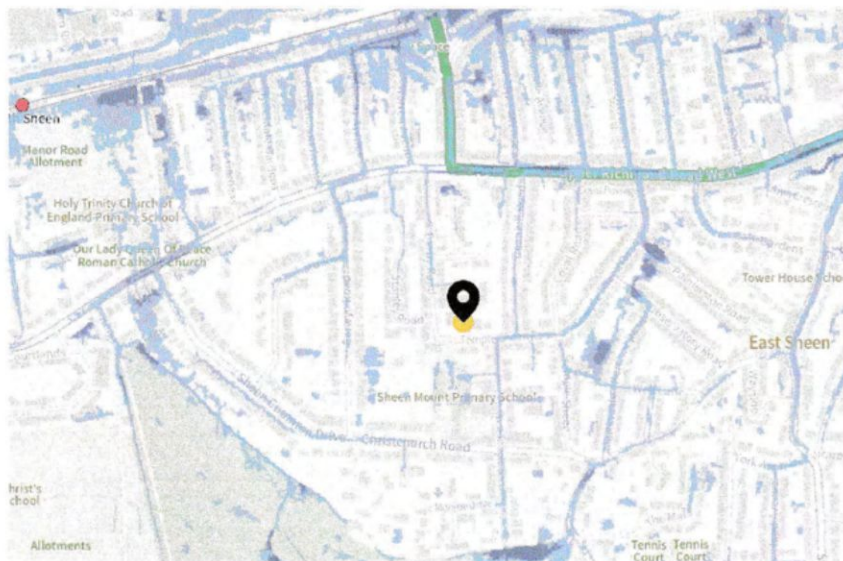


Figure 9 – No94 is at low risk of surface water flooding according to HMG's Flood Risk Mapping

Planning History

A review of LBRUT Planning's electronic records for 94 and 92 Temple Sheen Road reveals the following entries, starting with the most recent approval date:

94 Temple Sheen Road

- *24/0357/HOT*
Proposed garden shed in rear garden for relaxing, hobby room and play area.
Status: Refused Permission 14/06/2024
- *24/0351/HOT*
Two storey rear extension, single storey rear extension, dormer extension, front facade windows enl...
Status: Refused Permission 21/08/2024
- *03/3092/HOT*
Proposed Part Single/part Two Storey Rear Extension (see Figs 16 & 17 below)
Status: Granted Permission 17/02/2004

92 Temple Sheen Road

- *21/3240/HOT*
Single storey side to rear extension
Status: Granted Permission 27/10/2021
- *21/3234/PS192*
Erection of an outbuilding at the rear of the garden.
Status: Granted Permission 08/10/2021
- *21/3233/PS192*
Rear dormer roof extension. Rooflights to front elevation. Removal of chimney
Status: Granted Permission 30/09/2021

Description of Proposed Alterations

The owner-applicants intend to construct a part one storey/part two storey extension to the rear of No94 and undertake external alteration works – see below and Figs 10-13 overleaf. The proposed works include:

1. Demolition of the conservatory extension and small outbuilding immediately to the rear of the house.
2. Erection of a part one storey/part two storey extension to the rear:
 - The new ground floor extension element will measure 7.7m in width at its widest point, 4.5m deep at its deepest point, and 3.1m high at its highest point, although there will be a series of setbacks, insets and height reductions along the eastern boundary to ensure the proposal remains largely concealed behind the existing

2.35m high boundary wall which stretches out 3.15m out from the rear façade of the semi-detached dwellings (see detailed diagrams in Daylighting Assessment accompanying submission). It is intended the rear of the extended ground floor will house a much-improved space for Lounge, Dining and Kitchen.

- The flat-roofed first floor element will be positioned on the western side of the ground floor extension and measure 4.6m in width, 3.15m in depth and 2.55m in height - similar in size to the 2003-approved first floor extension, except that had a pitched roof over – see Figs 16 & 17 below). This first-floor extension allows for a re-jigging of the internal layout with the Master Bedroom now relocated to the rear.
 - Elevationally, the extension will be flanked by dark grey brick to ground and first floor to contrast with the white brick finish to the original house. The garden elevation will feature sections of white brick, but also panels of dark timber cladding to echo the existing finish. French windows at both levels will be framed in dark grey coloured PPC aluminium sections and the horizontal panels above the windows – again on both levels, will be similarly clad in dark grey coloured PPC aluminium sheeting. A glass balustrade - flush with the external brickwork, will serve as a Juliette balcony to the sliding full height French Windows to the Master Bedroom.
3. External alterations to the rear (north-facing), front (south-facing) elevation and side (west-facing elevation).
- To the front of the house it is intended to replace the current sub-standard height metal railing at first floor level with a 1.1m high metal railing in a similar finish. Existing windows are to be removed and replaced by 4No large-glazed panels framed in dark grey coloured PPC aluminium sections which group the openings, inc. the relocated entrance door, into a more regular arrangement.
 - On the west elevation – facing towards Furness Lodge, again the existing fenestration is removed and replaced by full height windows with a vertical emphasis framed in dark grey coloured PPC aluminium sections.

The schedule of proposed Gross Internal Floor Areas (GIA) and Gross External Floor Areas (GEA) is set out below:

| | | |
|-----------------------|------------------------|------------------------|
| Proposed Ground Floor | GIA: 97.89 sqm | GEA: 111.23 sqm |
| Proposed First Floor | GIA: 78.92 sqm | GEA: 91.43 sqm |
| Proposed Second Floor | GIA: 30.21 sqm | GEA: 38.30 sqm |
| Totals | GIA: 207.02 sqm | GEA: 240.96 sqm |

The proposed extension results in ground floor increases of 19.78 sqm in GIA and 22.28 sqm in GEA if the small outbuilding is excluded from the existing areas. If the outbuilding is included, the ground floor increase in GIA would reduce to 16.30 sqm and the GEA to 17.57 sqm. At first floor level, GIA will increase by 12.6 sqm and GEA by 17.57 sqm. The maximum total GIA increase over the existing is, therefore, **32.38 sqm**.



Figure 10 – Proposed Floor Plans for 94 Temple Sheen Road

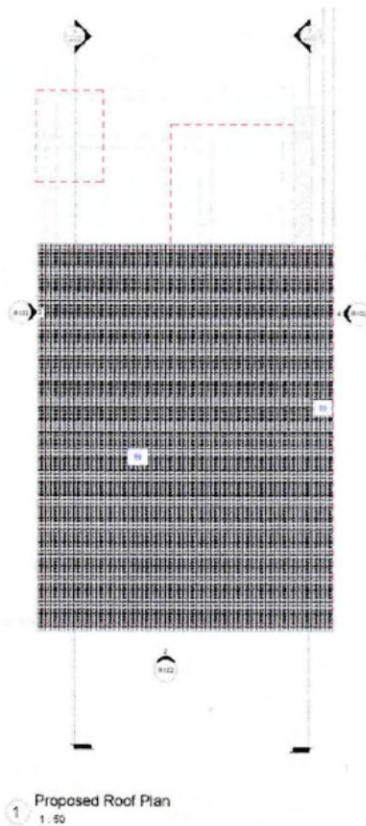
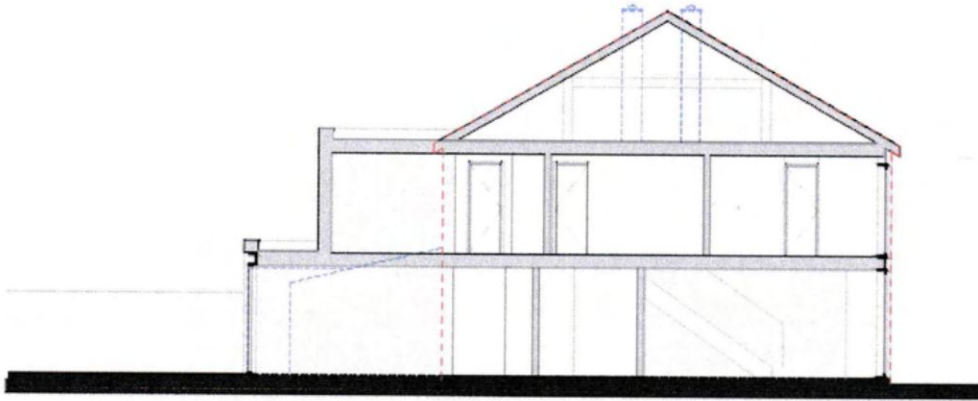
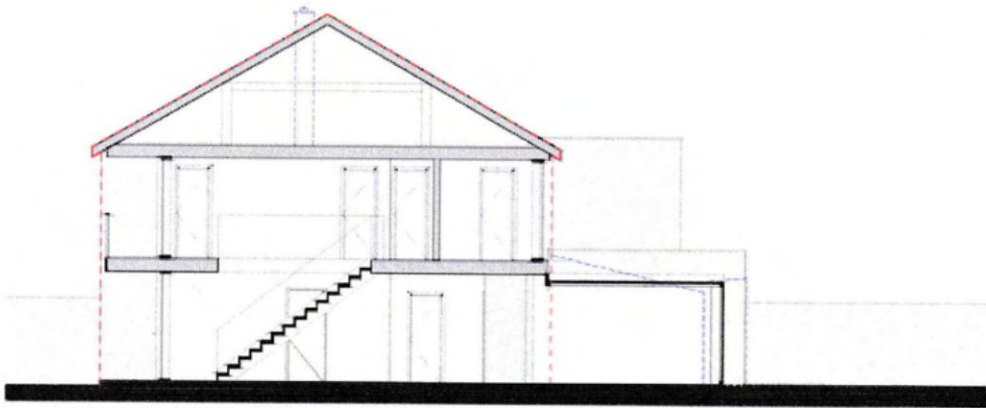


Figure 11 – Proposed Roof Plan for 94 Temple Sheen Road



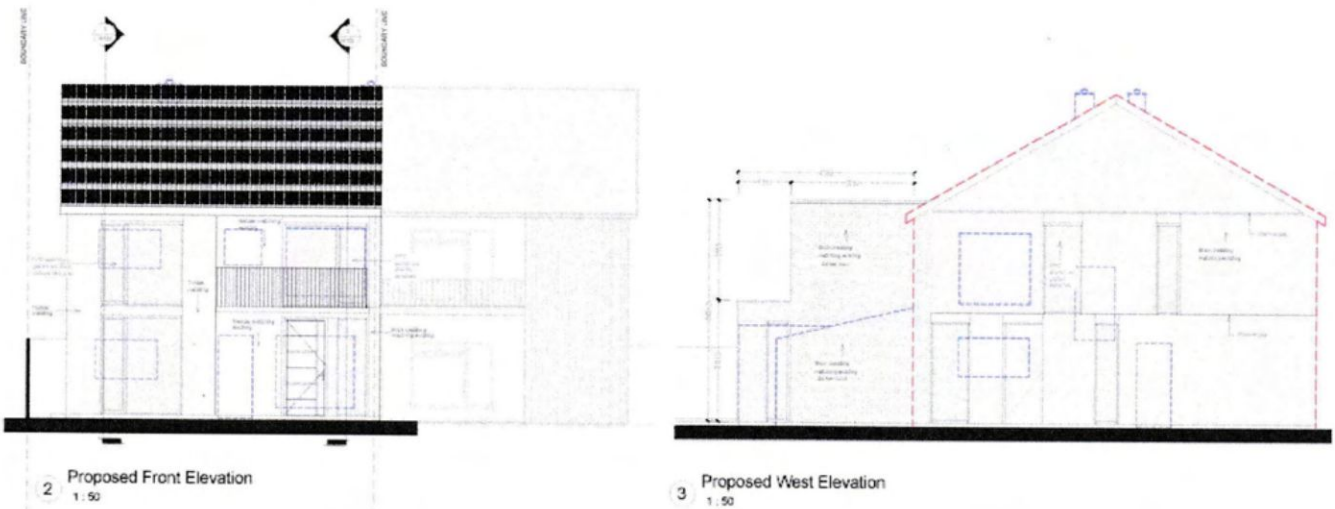
3 Proposed Section A
1:50

Figure 12 – Proposed Section through 94 Temple Sheen Road looking east



2 Proposed Section B
1:50

Figure 13 – Proposed Section through 94 Temple Sheen Road looking east



2 Proposed Front Elevation
1:50

3 Proposed West Elevation
1:50

Figure 14 – Proposed Front and West Elevations to 94 Temple Sheen Road

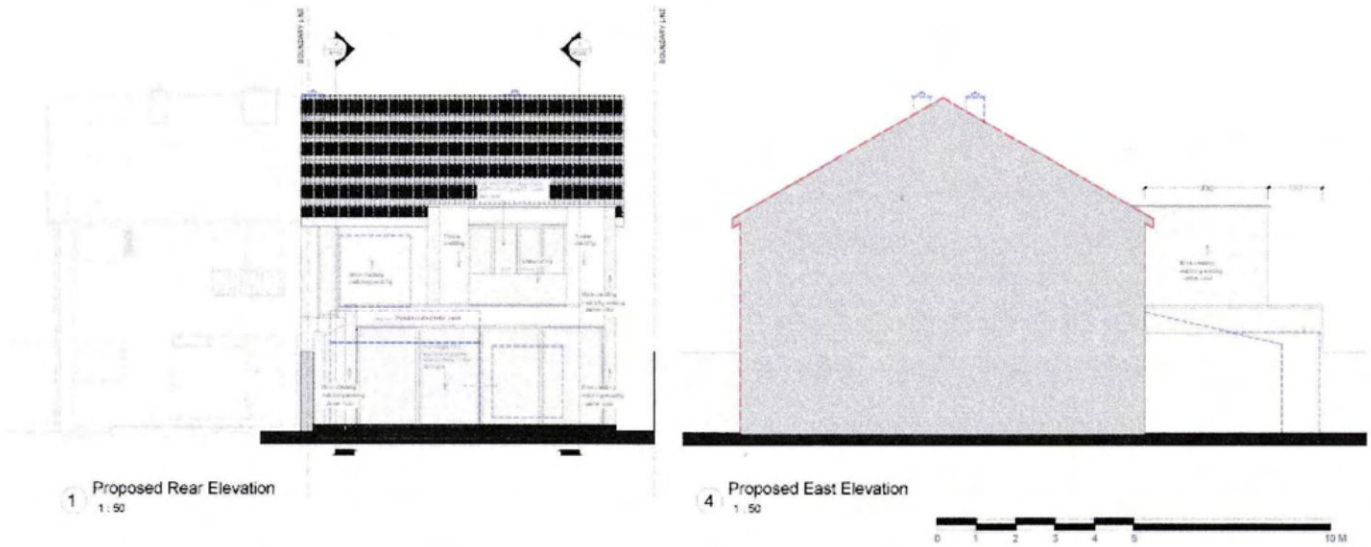


Figure 15 – Proposed Rear Elevation to 94 Temple Sheen Road and Sectional Elevation through No92 looking west

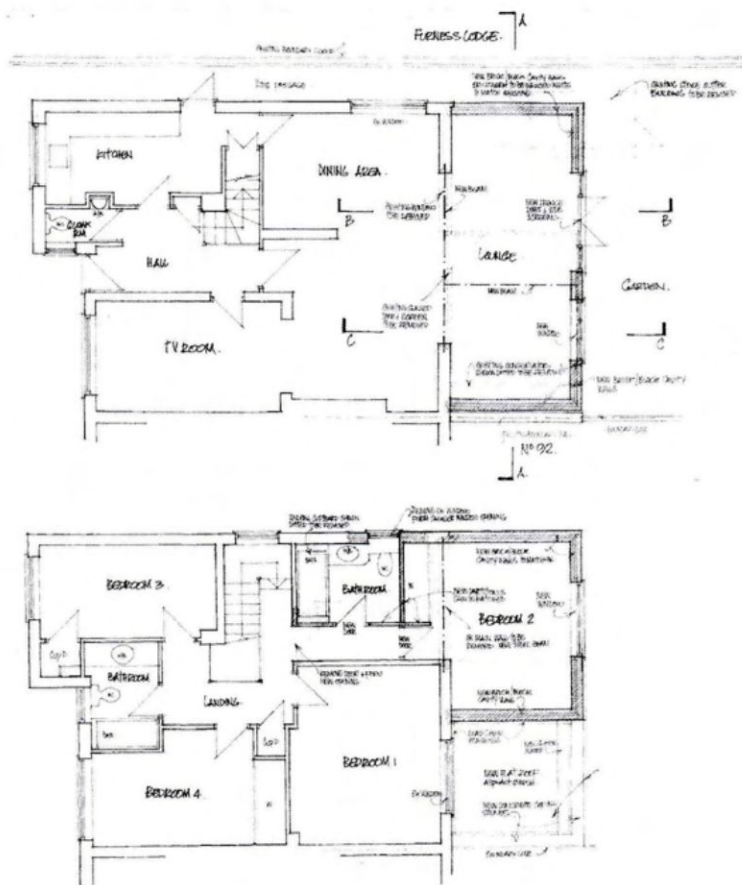


Figure 16 –2003-approved ground and first floor plans showing 3.2m deep rear extension to 94 Temple Sheen Road(03/3092/HOT)

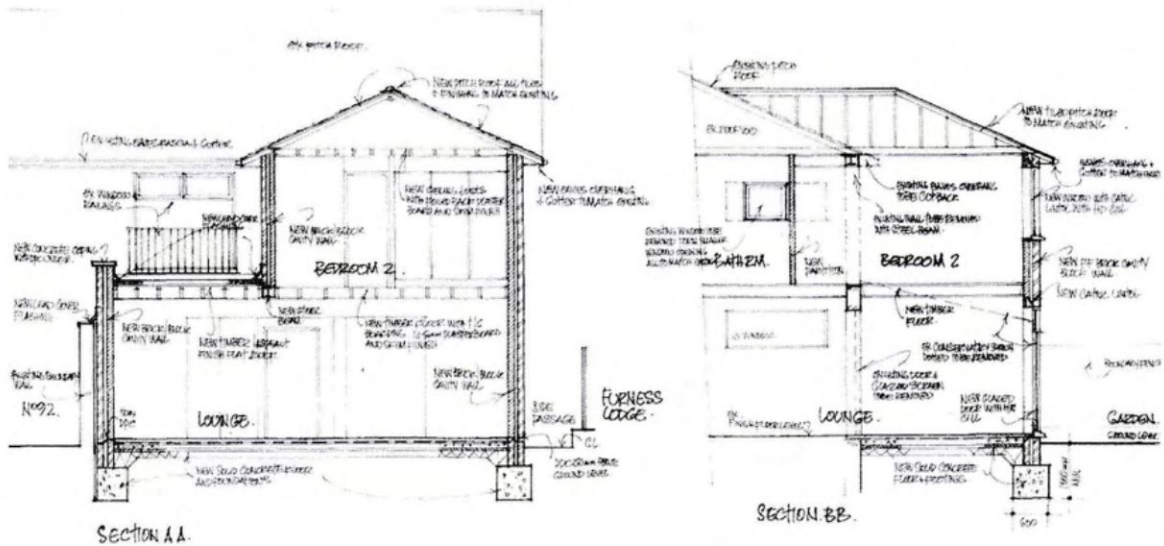


Figure 17 – 2003-approved sections showing rear extension to 94 Temple Sheen Road (03/3092/HOT)

Planning Policy Context

The planning policy context for the proposed works at 94 Temple Sheen Road is established by the hierarchy of adopted frameworks, plans and supplementary guidance covering both the specific site and the nature of the proposed works. Overarching planning policy in respect of the alteration & extension of statutorily listed dwellings derives from central government in the form of the National Planning Policy Framework (December 2023), but policies from this higher order document have been incorporated into the GLA's regional policy framework – the 2021 London Plan and LBRUT's existing and emerging Local Plans & Supplementary Planning Guidance. Together, these documents form the “development plan” for the assessment of the proposed works.

As the proposal does not raise any issues of land use, this section will focus on identifying the various generic policies which fall to be considered in respect of the planning issues raised by the proposal, namely:

- Scale and Massing of Development
- Design and Appearance
- Residential Amenity

Overarching planning policy in respect of the alteration of dwellinghouses derives from central government in the form of the National Planning Policy Framework (December 2023). Going forward, these policies will be incorporated in both the GLA's regional policy framework – the London Plan; and LBRUT's Local Plan.

National Planning Policy

National Planning Policy Framework (NPPF) (December 2023)

Section 2 of the NPPF titled Achieving Sustainable Development, and paragraph 11, in particular, emphasises the presumption in favour of sustainable development, i.e. development

that meets the needs of the present without compromising the ability of future generations to meet their own needs. The NPPF also advises that development proposals that accord with an up-to-date development plan should be approved without delay and where development plan policies are out-of-date, planning permission should be granted unless:

- i. the application of policies in this framework that protects areas or assets of particular importance provides a strong reason for restricting the overall scale, type or distribution of development in the plan area; or*
- ii. any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole.*

Paragraph 12 in the NPPF makes clear that the Framework does not change the statutory status of the development plan as a starting point for decision-making.

In terms of decision-taking, paragraph 38 asserts that LPAs should approach decisions on proposed development in a positive and creative way, working pro-actively with applicants to secure developments that will improve the economic, social and environmental conditions of the area in order to foster the delivery of sustainable development.

Decision-makers at every level should seek to approve applications for sustainable development where possible.

With regard to Section 12 in the NPPF – Achieving well-designed places, paragraph 135 states that planning policies and decisions should ensure that developments:

- a. will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;*
- b. are visually attractive as a result of good architecture, layout and effective landscaping*
- c. are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);*
- d. establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive and distinctive places to live, work and visit;*
- e. optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks; and*
- f. create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.*

Paragraph 137 highlights the importance of design quality in the evolution of a scheme, and the need for applicants to consult with the Local Planning Authority and the local community in respect of emerging designs.

Paragraph 139 also asserts that, in determining applications, significant weight should be given to outstanding or innovative designs which promote high levels of sustainability or help raise the

standard of design more generally in an area, so long as they fit in with the overall form and layout of their surroundings.

With regard to climate change, paragraph 157 states:

The planning system should support the transition to a low carbon future in a changing climate, taking full account of flood risk and coastal change. It should help to: shape places in ways that contribute to radical reductions in greenhouse gas emissions, minimise vulnerability and improve resilience; encourage the re-use of existing resources, including the conversion of existing buildings; and support renewable and low carbon energy and associated infrastructure.

In determining planning applications, paragraph 162 advises that LPAs should expect new development to:

- a) comply with any development plan policies on local requirements for decentralised energy supply unless it can be demonstrated by the applicant, having regard to the type of development involved and its design, that this is not feasible or viable; and*
- b) take account of landform, layout, building orientation, massing and landscaping to minimise energy consumption.*

Regional Planning Policy

Turning to the GLA's regional 2021 London Plan, Chapter 9 covers Sustainable Infrastructure and sets out a number of detailed sustainability and climate change policies including Policies SI 1 Improving air quality, SI 2 Minimising greenhouse gas emissions, SI 3 Energy infrastructure and SI 4 Managing heat risk.

Local Planning Policy

Richmond-upon-Thames Local Plan (July 2018)

Whilst the proposed development will be assessed against a range of policies in the LBRUT Local Plan, the following five Local Plan planning policies or parts thereof are particularly relevant when considering the scale and massing, design and the appearance, and residential amenity impact of the proposals and are considered in greater detail below:

- Policy LP 1 Local Character and Design Quality
- Policy LP 8 Amenity and Living Conditions
- Policy LP 20 Climate Change Adaption
- Policy LP 21 Flood Risk and Sustainable Drainage
- Policy LP 22 Sustainable Design and Construction

Local Plan Policy LP 1 - Local Character and Design Quality

A. 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.

To ensure development respects, contributes to and enhances the local environment and character, the following will be considered when assessing proposals:

- 1. compatibility with local character including the relationship to existing townscape, development patterns, views, local grain and frontages as well as scale, height, massing, density, landscaping, proportions, form, materials and detailing;*
- 2. sustainable design and construction, including adaptability, subject to aesthetic considerations;*
- 3. layout, siting and access, including making best use of land;*
- 4. space between buildings, relationship of heights to widths and relationship to the public realm, heritage assets and natural features;*
- 5. inclusive design, connectivity, permeability (as such gated developments will not be permitted), natural surveillance and orientation; and*
- 6. suitability and compatibility of uses, taking account of any potential adverse impacts of the co-location of uses through the layout, design and management of the site.*

All proposals, including extensions, alterations and shop fronts, will be assessed against the advice set out in the relevant Village Planning Guidance and other SPDs relating to character and design.

Local Plan Policy LP 8 - Amenity and Living Conditions

All development will be required to protect the amenity and living conditions for occupants of new, existing, adjoining and neighbouring properties. The Council will:

- 1. ensure the design and layout of buildings enables good standards of daylight and sunlight to be achieved in new development and in existing properties affected by new development; where existing daylight and sunlight conditions are already substandard, they should be improved where possible;*
- 2. ensure balconies do not raise unacceptable overlooking or noise or disturbance to nearby occupiers; height, massing or siting, including through creating a sense of enclosure;*
- 3. ensure that proposals are not visually intrusive or have an overbearing impact as a result of their height, massing or siting, including through creating a sense of enclosure;*
- 4. ensure there is no harm to the reasonable enjoyment of the use of buildings, gardens and other spaces due to increases in traffic, servicing, parking, noise,*

light, disturbance, air pollution, odours or vibration or local micro-climatic effects.

Applicants are expected to have regard to the guidance set out within the Council's SPDs relating to design, including Village Planning Guidance, SPDs on extensions, infill and backland developments, housing mix and standards as well as residential development standards.

Local Plan Policy LP 20 - Climate Change Adaption

A. The Council will promote and encourage development to be fully resilient to the future impacts of climate change in order to minimise vulnerability of people and property.

B. New development, in their layout, design, construction, materials, landscaping and operation, should minimise the effects of overheating as well as minimise energy consumption in accordance with the following cooling hierarchy:

- 1. minimise internal heat generation through energy efficient design*
- 2. reduce the amount of heat entering a building in summer through shading, reducing solar reflectance, fenestration, insulation and green roofs and walls*
- 3. manage the heat within the building through exposed internal thermal mass and high ceilings*
- 4. passive ventilation*
- 5. mechanical ventilation*
- 6. active cooling systems (ensuring they are the lowest carbon options).*

C. Opportunities to adapt existing buildings, places and spaces to the likely effects of climate change should be maximised and will be supported.

Local Plan Policy LP 21 - Flood Risk and Sustainable Drainage

A. 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.

| | | | | |
|--------|--------------------------|----------------|----------------|--|
| Zone 1 | No land use restrictions | Not applicable | Not applicable | A Drainage Statement is required for sites all major developments. Required for all other development proposals where there is evidence of a risk from other sources of flooding, including surface water, ground water and sewer flooding. |
|--------|--------------------------|----------------|----------------|--|

Sustainable drainage

C. The Council will require the use of Sustainable Drainage Systems (SuDS) in all development proposals. Applicants will have to demonstrate that their proposal complies with the following:

- 1. A reduction in surface water discharge to greenfield run-off rates wherever feasible.*
- 2. Where greenfield run-off rates are not feasible, this will need to be demonstrated by the applicant, and in such instances, the minimum requirement is to achieve at least a 50% attenuation of the site's surface water runoff at peak times based on the levels existing prior to the development.*

Local Plan Policy LP 22 - Sustainable Design and Construction

A. Developments will be required to achieve the highest standards of sustainable design and construction to mitigate the likely effects of climate change.

Retrofitting

E. High standards of energy and water efficiency in existing developments will be supported wherever possible through retrofitting. Householder extensions and other development proposals that do not meet the thresholds set out in this policy are encouraged to complete and submit the Sustainable Construction Checklist SPD as far as possible, and opportunities for micro-generation of renewable energy will be supported in line with other policies in this Plan.

Local Plan Publication (Regulation 19) - June 2023

The following policies in the emerging replacement local plan also carry some weight in planning decisions at the current time:

- Policy 3 Tackling the Climate Emergency (Strategic Policy)
- Policy 4 Minimising Greenhouse Gas Emissions and Promoting Energy Efficiency (Strategic Policy)
- Policy 5 Energy Infrastructure (Strategic Policy)
- Policy 6 Sustainable Construction Standards
- Policy 8 Flood Risk and Sustainable Drainage (Strategic Policy)
- Policy 28 Local Character and Design Quality (Strategic Policy)
- Policy 46 Amenity and Living Conditions
- Policy 53 Local Environmental Impacts

Supplementary Planning Documents/Guidance (SPG/SPD)

Finally, the advice set out in the following SPD's will also have a bearing on the acceptability of the proposed development:

- Design Quality SPD (February 2006)
- House Extensions and External Alterations SPD (May 2015)
- Sustainable Construction Checklist SPD (January 2016)
- East Sheen Village Planning Guidance (December 2015)

Planning Policy Assessment of Proposals

Assessment of Scale and Massing of Proposed Extension

When considering the proposed part single storey/part two storey extension to the rear of 94, the applicant noted ground and first floor extensions had previously been approved to the rear of No94 in 2004 (03/3092/HOT). That ground floor extension spanned the width of the house and extended 3.2m out from the existing rear façade whilst the first-floor element was located above the western end of the ground floor extension and measured 3.2m deep and 4.65m wide (see Figs 16 & 17 above). The applicant also notes the following extract from LBRUT's House Extensions and External Alterations SPD (May 2015) which advises a 3.5m deep rear ground floor extension should be acceptable for a semi-detached property, although this may be increased subject to the physical characteristics of the site:

3.1.2 The effect of a single storey extension is usually acceptable if the projection is no further than:

- *3m for a terraced property*
- *3.5m for a semi-detached house*
- *4m for a detached property.*

3.1.3 However, the final test of acceptability will depend on the particular circumstances on the site, which may justify greater rear projection. For example, distances from the boundary and neighbouring properties; height adjacent to the boundary; use of materials and layout of neighbouring sites.

In this instance, the architects propose to take the extension out to a max of 4.5m (see Fig 18 overleaf), although the outer corner adjacent to No92 will be set back 0.9m from the centre of the party wall for the last 0.5m of the extension's depth and the new side wall to the extension will be set behind the existing 2.35m high common boundary wall, leaving only 0.85m of its length visible above the 1.8m high section of boundary wall when viewed from No92 (see axonometric below). This section of wall, behind the common boundary wall, is also reduced in height from 3.1m to 2.35m to match the height of the existing higher section of boundary wall. The section of roof parallel to the common boundary then rises back to 3.1m at a 45 degree pitch.

As to daylighting impact, whilst the ground floor extension will partly lie within a 45 degree line struck horizontally from a point halfway across and halfway up the neighbour's closest ground floor windows, the first floor extension won't. In addition, the existing 3.15m length of 2.35m high common boundary wall connected to the rear facade of the houses already obscures much of the extension in plan form. Further, when a 25 degree vertical line is struck along the 45 degree horizontal line, it clears the proposed ground floor extension, indicating sufficient daylight reaches all windows to the rear of 92.

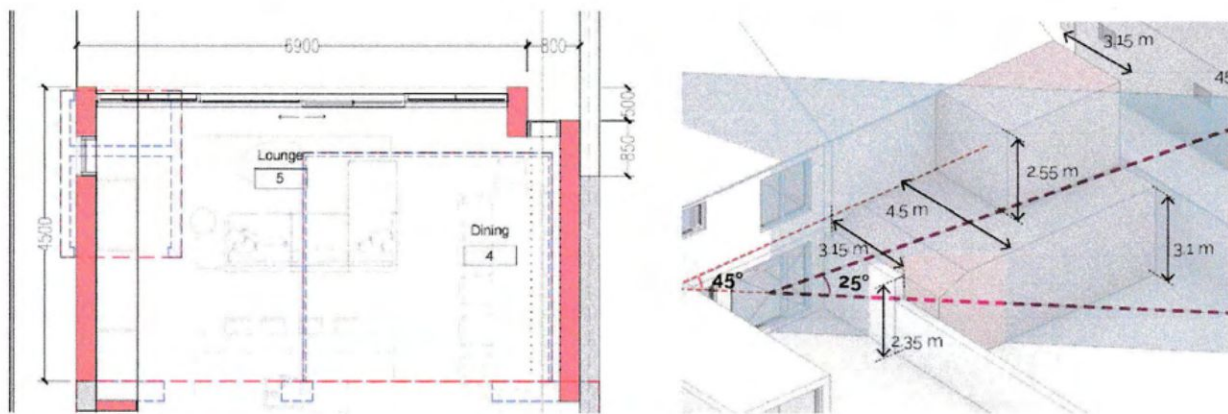


Figure 18 – Proposed Ground Floor Plan of Rear Extension and Axonometric view.

Overall, AGA assesses the proposed ground floor extension will not impact No92's outlook unduly - due in no small part to the existence of the high section of common boundary wall beside the houses. The scale and massing will also accord with the objectives set out in Local Plan Policy LP 1 - Local Character and Design Quality and LBRUT's House Extensions and External Alterations SPD and would not, therefore, warrant grounds for refusal. The applicant further notes an even deeper extension at No92 was granted Householder approval in 2021 (21/3240/HOT).

As to the first-floor extension, in terms of scale and massing, the proposal will echo what was approved in 2004, albeit with a flat rather than a pitched roof and, as Allza's Daylighting Assessment confirms, it still passes the BRE Daylighting and Sunlighting tests. Regardless of the existing boundary wall, the fact the first-floor extension also lies outside the 45 degree horizontal line struck towards No94's garden from the centre of the closest windows in 92 also suggests it will not impact the neighbour's outlook. Consequently, AGA assesses the proposed first floor extension as also according with the requirements set out in Local Plan Policies LP 1 - Local Character and Design Quality and LP 8 - Amenity and Living Conditions, as well as BRE Daylighting and Sunlighting guidance.

Allza Architects has also examined the position and height of the existing windows in Furness Lodge's east elevation – again see Daylighting Assessment accompanying the application, and this confirms that the nearest windows to the dark grey flank wall of the proposed extension are at least 5.7m away and either high level or serve non-habitable rooms. Consequently, the additional 3.2m wide section of flank wall on the western elevation will not impact Furness Lodge occupants' outlook or create an undue sense of enclosure. This was certainly LBRUT's conclusion in respect of the 2003 submission which proposed an identical additional length of flank wall.

Consideration of Design and Appearance

Regarding the dwelling's appearance, the architects have proposed a contemporary aesthetic to revamp the tired appearance of the 1957 original, with the comprehensive replacement of standard casement windows and cills on all elevations with full height dark grey framed windows, occasionally forming part of larger glazed infill panels - or large French windows opening on to the garden. The front door is relocated to comprise part of such a panel. Dark timber panelling used on the existing exterior will also be adapted to form vertical bands of

cladding panel and the existing metal balustrade on the front elevation will be replaced by a slightly higher 1.1m version which meets current safety standards.

As to materials, Allza advises the new extensions will be integrated seamlessly into the existing building, although they will feature dark grey brick construction to contrast with the white of the original semi-detached structure. The original white finish will also be accentuated by the use of dark timber panels on the façade - echoing the aesthetic of the adjacent property's recent renovation, and the dark grey frames to the new double-glazed windows.

Residential Amenity Issues

As to residential amenity, clearly the potential impact on rear facing habitable rooms within No92 and rear facing flats/habitable rooms flats within Furness Lodge require to be considered. However, as the diagrams and photographs in Allza's Daylighting Assessment show, the scale and massing of the proposed rear extensions at ground and first floor level result from careful modelling to ensure neither of the adjoining properties incurs unacceptable impact on daylighting, sunlighting (the rear elevations face north), outlook/overbearing development or privacy/overlooking. For example, no re-modelled windows in the west side elevation or rear elevation to No94 overlook standard cill height windows to either adjacent property – the closest ground and first floor windows in Furness Lodge are 5.7m away from the proposed flank wall to the extension and are high level only.

Consequently, the proposals also meet the requirements set out in Local Plan Policy LP 8 - Amenity and Living Conditions.

Sustainability Matters

Finally, in respect of sustainability, Allza advises their aim is to enhance the sustainability of the house through a comprehensive retrofit, including the installation of a modern heating system with a heat pump to reduce the building's carbon footprint. In addition, natural ventilation and sunlight will be incorporated into the design by including optimally sized large openable windows throughout the house. This will reduce reliance on artificial lighting and cooling systems, particularly during the warmer months. These measures reflect the Council's concerns as set out in Local Plan Policy 3 Tackling the Climate Emergency (Strategic Policy), Policy 4 Minimising Greenhouse Gas Emissions and Promoting Energy Efficiency (Strategic Policy), Policy 5 Energy Infrastructure (Strategic Policy) and Policy 6 Sustainable Construction Standards.

Conclusions

AGA concludes that, whilst the depth of the proposed ground floor extension exceeds the 3.5m deep "rule of thumb" figure for semi-detached properties as set out in LBRUT's House Extensions and External Alterations SPD, the guidance also accepts that site specifics may increase the acceptable depth. In this instance, the applicant has confirmed that the proposed ground and first floor extensions will not result in unacceptable residential amenity impacts on adjoining properties and they are also considered to be acceptable in terms of scale, massing, design and appearance.

We trust this Householder application can proceed to validation, but please do not hesitate to contact Alistair Grills should you require further clarification of any item.

We look forward to hearing from you.

Yours faithfully



Alistair Grills

Enc.