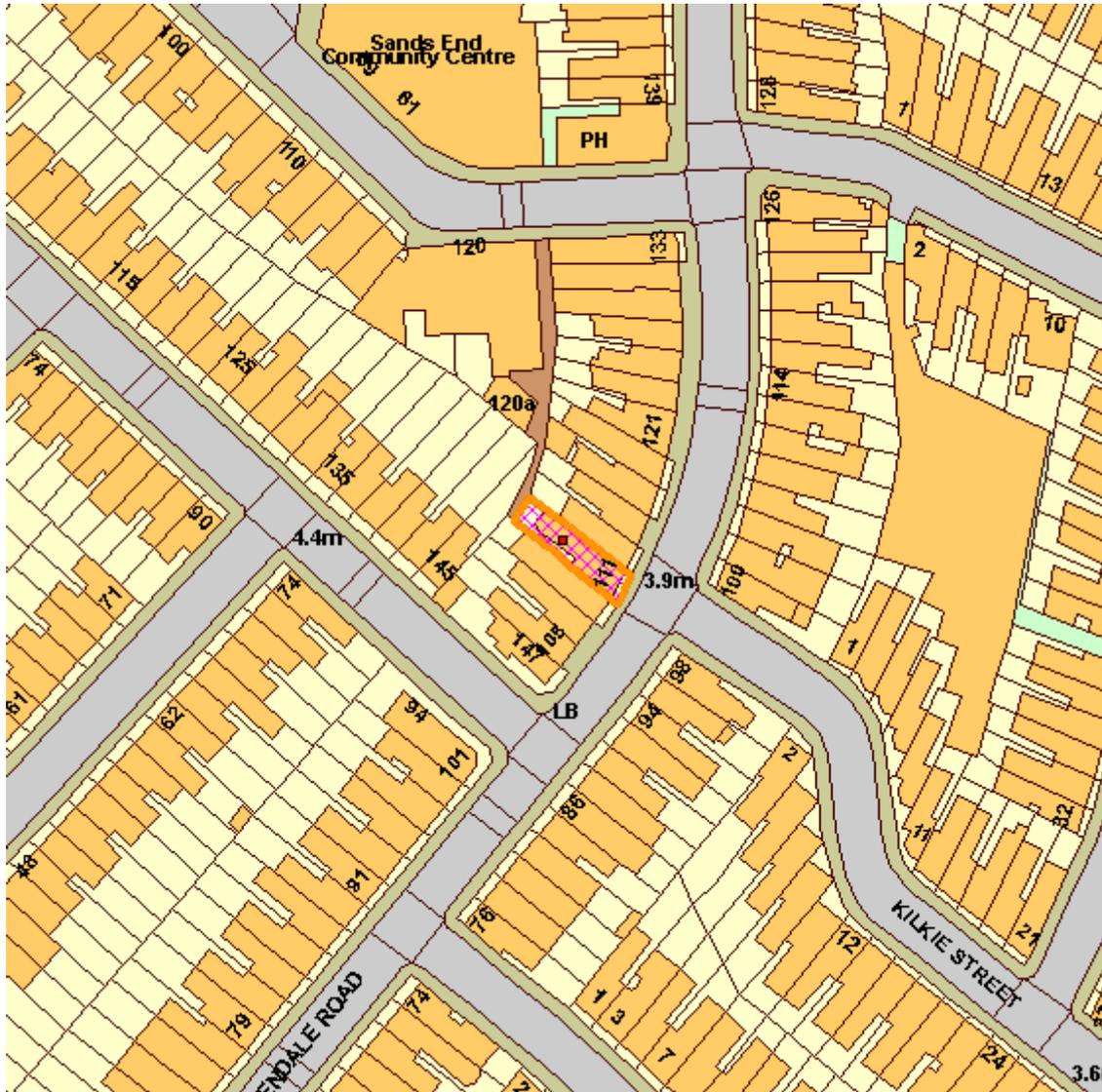


Ward: Sands End

Site Address:

Maisonette First And Second Floors 111 Stephendale Road London SW6 2PS



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For identification purposes only - do not scale.

Reg. No:
2019/02422/FUL

Case Officer:
Nisreen Karsou

Date Valid:
21.08.2019

Conservation Area:

Committee Date:
04.02.2020

Applicant:

Miss Anna-Cristina Haynes
111 Stephendale Road London SW6 2PS

Description:

Erection of a front roof extension.
Drg Nos: PR-001; PR-002; PR-003;FRA

Application Type:

Full Detailed Planning Application

Officer Recommendation:

That the application be refused for the following reason(s):

- 1) The proposed development is considered to be unacceptable on visual grounds. More particularly, the proposed front roof extension would represent a visually dominant and discordant feature, out of keeping with the architectural character of the application property, and would disrupt the uniform appearance of the subject terrace, which remains significantly unimpaired by such extensions. In this respect, the proposal is contrary to Policies DC1 and DC4 of the Local Plan 2018.

**LOCAL GOVERNMENT ACT 2000
LIST OF BACKGROUND PAPERS**

All Background Papers held by Andrew Marshall (Ext: 4841):

Application form received: 14th August 2019
Drawing Nos: see above

Policy documents: National Planning Policy Framework (NPPF) 2019
The London Plan 2016
LBHF - Local Plan 2018
LBHF – Planning Guidance Supplementary Planning Document
2018

Consultation Comments:

Comments from:

Dated:

Neighbour Comments:

Letters from:

71 Stephendale Road London SW 1BQ
Top Floor Flat 141 Stephendale Road London SW6 2PR

Dated:

15.09.19
23.08.19

OFFICER'S REPORT

1.0 BACKGROUND

Site

1.1 The application site relates to a two-storey mid-terrace single family dwelling on the western side of Stephendale Road. Immediately to the north is the rear garden at No.145 Hazlebury Road, a two-storey end of terrace building.

1.2 The site is surrounding area is residential in character. To the south and north, on the opposite side of the road and to the south-west are similar two-storey terraced residential properties on Stephendale Road.

1.3 The site is situated within the Environment Agency's Flood Zone 2 and 3 but is not listed or located within a conservation area.

Relevant Planning History

1.4 in 1987, planning permission (ref 1987/00528/FUL) was granted for the erection of a rear roof extension and a roof terrace at second floor level in connection with a conversion to a self-contained one bedroom flat and one self-contained two-bedroom maisonette. This permission has been implemented.

Proposal

1.5 This application is for the erection of front mansard roof.

2.0 PUBLICITY AND CONSULTATION RESPONSES

2.1 A site notice and press advert were published to advertise the application and 14 individual notification letters were sent to the occupants of surrounding properties. In total, 4 representations were received in support of the proposals - no objections were received.

3.0 PLANNING CONSIDERATIONS

3.1. The main planning considerations in light of the London Plan (2016), and the Local Plan 2018 (hereafter referred to as LP2018) and the Planning Guidance Supplementary Planning Document 2018 (hereafter referred to as Planning Guidance SPD), include: design and appearance and the existing residential amenities of neighbouring properties.

Draft London Plan

3.2. The draft new London Plan was published for public consultation in 2017. Following an Examination in Public of the draft Plan from January to May 2019, the Panel issued their report and recommendations to the Mayor in October 2019. In December 2019, the Mayor of London submitted his "Intend to Publish" version of the London Plan to the Secretary of State for his consideration. The 'Intend' version includes a schedule of which recommendations the Mayor is intending to accept or not and the Secretary of State has 6-weeks to review this. Once adopted, the new London Plan will supersede the current London Plan. As the document is in its late stages towards adoption, it is considered that relatively significant weight should be applied to the draft policies where the inspector had a more favourable view in determining this application.

3.2a On 24 January 2018, the Council resolved to adopt the Hammersmith & Fulham Local Plan (2018). The adoption of the new Local Plan took effect on 28th of February 2018 and the policies within the new Local Plan together with the London Plan 2016 make up the statutory Local Development Framework (LDF) for the Borough. Also of relevance as material considerations are the Council's Planning Guidance Supplementary Planning Document (SPD) (2018) and the Mayor's Supplementary Planning Guidance.

DESIGN AND APPEARANCE

3.3 London Plan Policies 7.4 and 7.8 require development to have regard to the pattern and grain of the existing site context, to contribute positively toward the character of a place, be informed by the surrounding historic environment, and be adaptable to the changing needs of users and the neighbourhoods in which the developments are located.

3.4 Policy DC1 (Built Environment) of the Local Plan (2018) notes that all development should seek to create a high-quality urban environment which respects and enhances its townscape setting, whilst Policy DC4 (Alterations and Extension) notes that all alterations and extensions to existing buildings should be a subservient addition to the parent building and compatible with the scale and character of existing development, neighbouring properties and their settings.

3.5 The parent property is a mid-terrace Victorian house with pitched roof. The proposal relates to the erection of front roof extension formed off the existing front roof. The proposed front roof extension would be finished in artificial slate.

3.6 The application terrace is largely unimpaired by front roof extensions. Of the 16 properties within the application terrace, only one property at No.129 has planning permission for an approved front roof extension which was granted in 1983 (ref 1983/00369/FUL). That extension was granted almost 40 years ago under a different set of planning policies.

3.7 In the immediate surrounding area there are very few properties with front roof extensions in adjacent terraces including the following pattern: -

- To the east, No.100-126 includes 14 properties - no front extensions

- To the south, No.76-98 includes 12 properties - 1 implemented permission at No.94 (1978/20555/FUL) granted in 1978
- To the south-west, No. 61-101 includes 21 properties with 2 implemented permissions at No.93 (1980/01953/FUL) and No.101 (1987/00324/FUL), granted in 1980 and 1987 respectively.

3.8 The above approvals for front roof extensions relate to permissions on average dating back some 40 years ago. The adopted local plan policies in place at that time has been superseded many times although the general approach as set out in the current Local Plan 2018 and Planning Guidance SPD (2018) remains the same. In principle, where terraces are unimpaired and retains its uniformity, it is considered that a front roof extension would normally be out of keeping.

3.9 Planning permission has also been refused for front roof extensions in 1998 and 2015 respectively at No. 91 (1998/00783/FUL) and No. 75 (2015/00158/FUL). Stephendale Road. Notably, in 2019 planning permission was refused for a front roof extension at No.99 (2019/01977/FUL) and that application is currently subject to an appeal against the grounds of refusal which states the following: -

"The proposed development is considered to be unacceptable on visual grounds. More particularly, the proposed front roof extension would represent a visually dominant and discordant feature, out of keeping with the architectural character of the application property, and would disrupt the uniform appearance of the subject terrace, which remains significantly unimpaired by such extensions"

3.10 In this case, the proposed front roof extension would be built up to match the height of the existing roof but would include a 70-degree front roof slope (set back 1m) clad in artificial slate with three grey rooflight windows. The party walls at roof level would rise 710mm above the new flat built up roof and would extend some 7m from the rear to the front of the property.

3.11 Given its prominent position and bulk and bulk at roof level within a largely unimpaired terrace, officers consider that the proposed front roof extension would have an adverse visual impact on the application terrace which it forms a part. The extension would appear unduly visible and prominent in the street scene and would represent an unsympathetic and over dominant feature on the application building, which would be out of keeping with the existing character and appearance of the unimpaired application terrace.

3.12 The proposal is contrary to Policies DC1 and DC4 of the Local Plan.

RESIDENTIAL AMENITY

3.13 The borough has a high density of development and it is necessary to ensure that the amenities of existing residential occupiers are not unduly affected. Local Plan Policies HO11 and DC4 require that development proposals be formulated to respect the principles of good neighbourliness and seek to protect the amenities of neighbouring residential properties in terms of outlook, light, privacy and noise and disturbance. The above is supported by Key Principles HS6 and HS7 of the Planning Guidance SPD (2018).

Outlook

3.14 Key Principles HS6 and HS7 (i) acknowledge that a building's proximity can have an overbearing and dominating effect detrimental to the enjoyment by adjoining residential occupiers of their properties. To test this, the Council use a reference line produced at an angle of 45 degrees from a point at ground level on the boundary of the site, or a point of 2 metres above ground level where rear gardens exceed 9 metres. If any part of the proposed building extends beyond these lines, then on-site judgement will be a determining factor in assessing the effect which the extension will have on the existing amenities of neighbouring properties.

3.15 In this case, the entirety of the proposed extension would be contained within the existing roof and would not extend beyond the established front building line and would not be higher than existing ridge. Given that the proposals are situated towards the front of the property, there would be no impact to No.145 Hazelbury Road which is situated to the rear nor the immediately adjoining properties within the terrace at No. 109 and 113 Stephendale Road. The application site is directly to the north and opposite the road junction with between Stephendale Road and Kilkie Street - officers consider the proposed extension would have no undue impact in terms of outlook on Nos 98 or 100 Stephendale Road which are positioned either side of the Stephendale Road junction with Kilkie Street.

Privacy

3.16 Local Plan Policy DC2 ensures that the design and quality of all new housing will respect the principles of good neighbourliness. These policies are supported by SPD Key Principle 7 which states that windows should normally be positioned so that the distance to any existing residential windows is not less than 18m measured in an arc of 60 degrees from the centre of the new window.

3.17 The proposed front extension would include 3 windows in the front roof slope, but these would be no closer to the opposing terraces in Stephendale Road than the existing windows in the same front elevation on the storeys below. Officers consider that the proposals would not result in any undue loss of privacy or overlooking to neighbouring residential properties.

3.18 In this regard the proposed development is in accordance with Policy HO11 of the Local Plan (2018) and relevant Key Principles of the Planning Guidance SPD (2018).

Noise

3.19 Local Plan Policy CC13 (Control of Potentially Polluting Uses) states that 'all proposed developments will be required to show that there will be no undue detriment to the general amenities enjoyed by existing surrounding occupiers of their properties'. This is supported by Key Principle NN6 (Construction and demolition works) of the Planning Guidance SPD (2018) which requires consideration of the impact of demolition and construction works upon the amenity (noise, vibration and dust) of neighbouring properties through the submission of a Demolition Method Statement and/or Construction Management Statement. Officers have considered the noise impacts and raise no objections to this element of the proposals.

FLOOD RISK

3.20 Local Plan Policy CC3 (Minimising Flood Risk and Reducing Water Use) requires that new development should reduce the use of water and to minimise current and future flood risk. This is supported by Policy CC4 (Minimising Surface Water Run-off with Sustainable Drainage Systems) which seeks that developments manage surface water run-off and to promote the use of water efficient fittings and appliances.

3.21 The site is located within the Environment Agency's Flood Zone 3 and inside the breach extent area. However, the proposed extension relates to works at roof level, the ground floor footprint remains unchanged. There would be no increased flood risk implications from this development. The proposals are in line with Policy CC3.

4.0 CONCLUSION

4.1 The proposed front roof extension would be a visually dominant and discordant feature, out of keeping with the character of the application property, and would disrupt the uniform appearance of the subject terrace, which remains significantly unimpaired by such extensions.

5.0 RECOMMENDATION

5.1 That the application be refused planning permission.