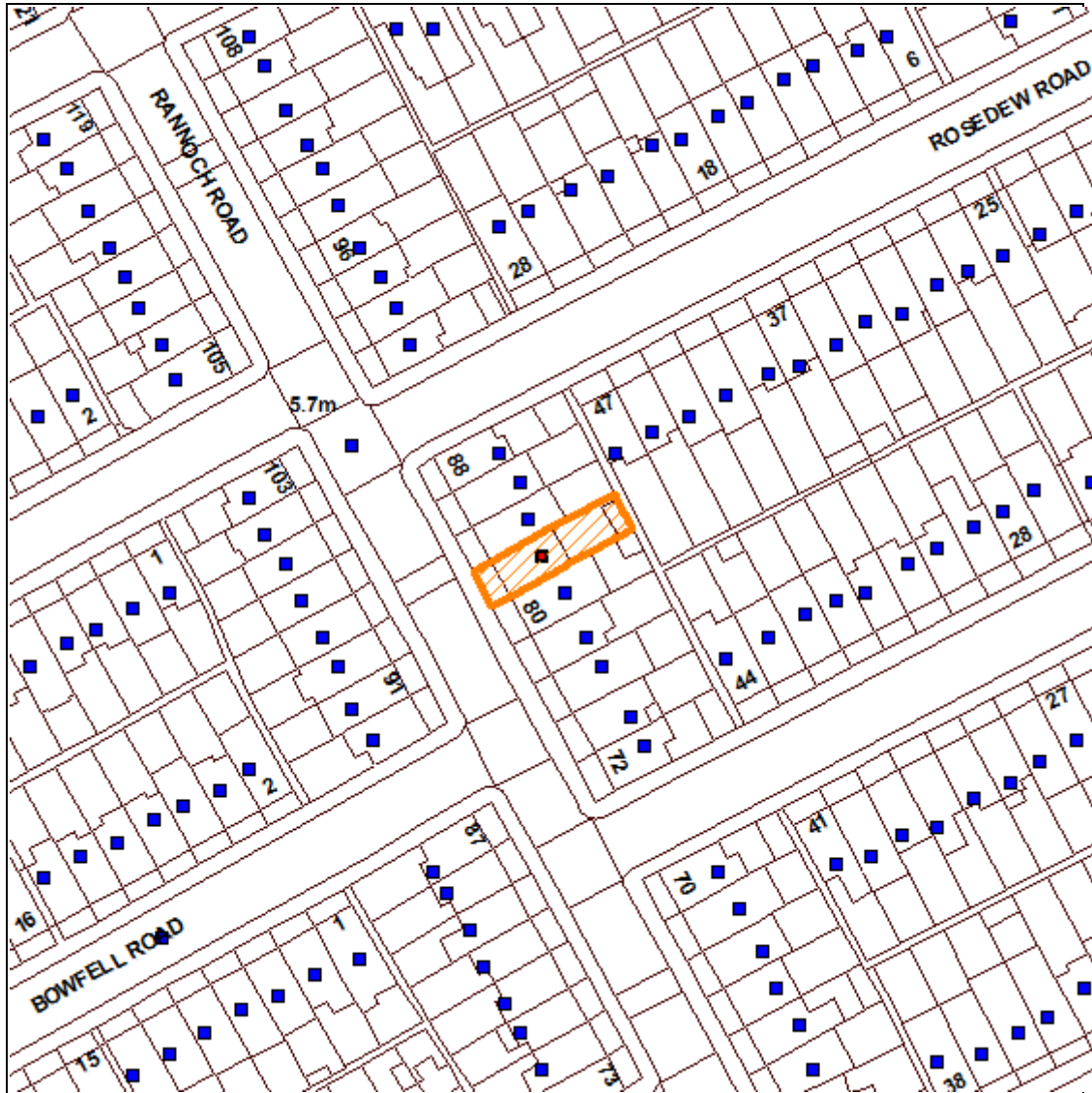


**Ward:** Fulham Reach

**Site Address:**

82 Rannoch Road London W6 9SP



© Crown Copyright. All Rights Reserved. London Borough Hammersmith and Fulham LA100019223 (2013).

**For identification purposes only - do not scale.**

**Reg. No:**

2018/02523/FUL

**Case Officer:**

Daniel Allen

**Date Valid:**

02.08.2018

**Conservation Area:**

**Committee Date:**

06.11.2018

**Applicant:**

Mr Sandeep Krishan  
C/O - Agent - Dino Labbate.

**Description:**

Alterations and extensions to an existing small House of Multiple Occupation (Use Class C4) including the erection of a rear roof extension, the installation of 3 rooflights in the front roofslope and the erection of a single storey rear extension.  
Drg Nos: 002 Rev D; received 21/09/2018.

**Application Type:**

Full Detailed Planning Application

**Officer Recommendation:**

1) That the Committee resolve that the Strategic Director for Growth and Place be authorised to determine the application and grant permission subject to the conditions listed below;

2) To authorise the Strategic Director for Growth and Place after consultation with the Director of Law and the Chair of the Planning and Development Control Committee to make any minor changes to the proposed conditions, any such changes shall be within their discretion.

- 1) The development hereby permitted shall not commence later than the expiration of 3 years beginning with the date of this planning permission.

Condition required to be imposed by section 91(1)(a) of the Town and Country Planning Act 1990 (as amended by section 51 of the Planning and Compulsory Purchase Act 2004).

- 2) The development shall be carried out and completed only in accordance with the drawings hereby approved: 002 Rev D; received 21/09/2018.

To ensure a satisfactory external appearance and to prevent harm to the street scene, in accordance with Policy DC1, DC4, and DC8 of the Local Plan 2018.

- 3) The rear face of the rear roof extension hereby approved shall be clad in black or grey slates, and the raised party walls of the rear roof extension and the side and rear elevations of the single storey rear extension at ground floor level hereby approved, shall be constructed in London Stock brickwork to match the colour, texture and bonding of the existing facing brickwork. Details of the rooflights shall be submitted prior to occupation. Any other alterations to the elevations of the existing building, including works of making good, shall be carried out in the same materials as the existing elevation to which the alterations relate.

To ensure a satisfactory external appearance, and to prevent harm to the character and appearance of the conservation area, in accordance with Policies DC1, DC4 and DC8 of the Local Plan 2018.

- 4) The raised party/flank walls of the main rear roof extension hereby approved shall not project more than 250 millimetres above or beyond the external faces of the main roof structures.

To ensure a satisfactory external appearance, in accordance with Policies DC1, DC4 and DC8 of the Local Plan 2018.

- 5) The flat roof of the single storey rear extension at ground floor level hereby approved shall not be used as a roof terrace or other form of open amenity space. No alterations shall be carried out; nor planters or other chattels placed on this roof in connection with its use as a roof terrace or other form of open amenity space. No railings or other means of enclosure shall be erected on the roof, and no alterations shall be carried out to the rear elevation of the application property to form access onto this roof.

Such a use would be harmful to the existing amenities of the occupiers of neighbouring residential properties as a result of overlooking and loss of privacy and the generation of noise and disturbance, contrary to Policies HO11, DC4, and CC11 of the Local Plan 2018, and Key Principle HS7 and HS8 of the Planning Guidance Supplementary Planning Document 2018.

- 6) Prior to occupation of the development hereby approved, flood risk mitigation and surface water management measures shall have been implemented and installed in accordance with the details identified in the submitted Flood Risk Assessment (Section 9 of Design & Access Statement). The scheme shall be permanently maintained as such thereafter.

To reduce flood risk across the borough and to ensure that surface water run-off is managed in a sustainable manner, in accordance with Policy 5.13 of The London Plan 2016, Policies CC3 and CC4 of the Local Plan (2018), and SPD Flood Risk and Water Efficiency Key Principles FR3, FR6, and FR7 of the Planning Guidance Supplementary Planning Document (2018).

#### **Justification for Approving the Application:**

- 1) The proposed development would not result in a change of use of the property (remaining within Use Class C4 (Small HMO)), the proposed extensions and alterations are considered acceptable in respect of visual amenity and impact on the Crabtree conservation area. The proposals would not result in an undue impact on the amenities of neighbouring residential properties, on-street parking in surrounding streets, and would not contribute toward increased local flood risk or surface water run-off. In this respect the proposal is acceptable with regards to the relevant provisions of the NPPF (2018), the London Plan (2016) and Policies DC1, DC4, DC8, CC3, CC4, CC9, CC11 and T1 of the Hammersmith and Fulham Local Plan (2018) and relevant Noise, Transport, and Flood Risk Key Principles of the Planning Guidance Supplementary Planning Document (2018).

---

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

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

Application form received: 25th July 2018  
Drawing Nos: see above

**Policy documents:** National Planning Policy Framework (NPPF) 2012  
The London Plan 2016  
LBHF - Local Plan 2018  
LBHF - Supplementary Planning Document 2018

**Consultation Comments:**

**Comments from:**

**Dated:**

**Neighbour Comments:**

**Letters from:**

**Dated:**

4 Crabtree Lane Fulham London SW6 6LN	24.08.18
99 Rannoch Road London W6 9SX	23.08.18
91 Rannoch Road London W6 9SX	23.08.18
7 Rannoch Road London W6 9SS	23.08.18
76 Rannoch Road Hammersmith W6 9SP	29.08.18
76 Rannoch Road Hammersmith W6 9SP	08.10.18
93 Rannoch Rd London W6 9SX	18.08.18
80 Rannoch Road Hammersmith London w6 9sp	29.08.18
97 Rannoch Road London W6 9SX	22.08.18
24, Rosedew Road London W6 9ET	20.08.18
65 Rannoch Road London W6 9SS	20.08.18
80 Rannoch Road London w6 9sp	08.10.18
93 Rannoch Rd London W69SX	03.10.18

**OFFICER REPORT**

**1.0 BACKGROUND**

1.1 The application site comprises a two storey mid-terrace property situated on the north-western side of Rannoch Road. The site does not comprise a statutorily or locally listed building. The site is located within the Crabtree conservation area, within a Public Transport Accessibility Level 5 area, and is within Flood Risk Zone 3.

1.2 The property is operating as a 4 bedroom House of Multiple Occupation (HMO) for four residents, which falls within Use Class C4 of the Town and Country Planning (Use Classes) Order 1987 (as amended). To the rear, the property has an existing lean-to and small single storey extension.

1.3 The application site does not have any previous planning history.

1.4 This application involves alterations and extensions including the erection of a rear roof extension, the installation of 3 rooflights in the front roofslope and the erection of a single storey rear extension in connection with the continued use as a small HMO. The extensions result in an additional bedroom and extended communal living space. The proposal would not result in any change of use of the property which would remain as a small HMO in Use Class C4.

## 2.0 PUBLICITY AND CONSULTATION RESPONSES

2.1 Individual neighbour notification letters have been sent to 6 surrounding properties. Site and press notices were also published to advertise the application.

2.2 In total 13 representations have been received in objection to the proposals, with the material planning considerations raised summarised as follows:

- Loss of the residential character of the property
- Overdevelopment of the property
- Out of keeping with the street scene and Crabtree conservation area;
- Number of occupants living within the premises, and short-term tenancy arrangements;
- Increased noise and other disturbance;
- Harm to local parking conditions;
- Harmful accumulation of waste and recycling;
- Sets a precedent.

2.3 Other non-planning matters have been raised within the representations including concerns about:- property ownership; Council tax collection; the absence of a HMO license and management of the premises. These matters fall outside of planning control and/or are covered by other legislation.

## 3.0 PLANNING CONSIDERATIONS

3.1 The relevant planning considerations in this case to be assessed are: the land use; the quality of living environment for future occupiers; visual amenity; neighbouring residential amenity; highways impacts; and environmental quality matters.

### LAND USE

3.2 The existing property is in use as a small HMO by 4 permanent residents. The property is made up of 4 bedrooms, with a single kitchen at ground floor level and main bathroom at first floor level.

3.3 Use Class C4 relates to small shared houses occupied by between three and six unrelated individuals, as their only or main residence, who share basic amenities such as a kitchen or bathroom. The proposed use of the property as a 5-bedroom HMO for 5 persons also falls within Class C4. The application makes provision for cycle (4 bicycles) and waste storage within the rear garden.

3.4 Permitted development rights allows a change of use from a single dwellinghouse (Use Class C3) to a single small HMO (Use Class C4) and vice versa without the need

for planning permission. In planning terms, this means that a small HMO is comparable with a single dwellinghouse.

## QUALITY OF ACCOMMODATION

3.5 There are no planning policies regarding the quality of accommodation being provided. There are minimum national standards for all HMOs set out under the Housing Act 2004. In addition, from 1 October 2018, mandatory licensing will no longer be limited to HMOs that are three or more storeys high, but will also include buildings with one or two storeys. For mandatory licensing to apply, the HMO must be occupied by five or more persons, from two or more separate households with basic amenities such as a kitchen, bathroom or toilet. In this case the applicant will need to obtain a separate license.

## VISUAL AMENITY

3.6 Policies DC1 and DC4 of the Council's Local Plan require a high standard of design in all alterations, and that extensions to existing buildings be compatible with the scale and character of existing and neighbouring development and their setting, integrated into the architectural design of the existing building, and subservient in terms of its bulk, scale, materials, and design. Policy DC8 states that any development affecting designated heritage assets, including alterations and extensions to buildings, will only be permitted if the significance of the heritage asset is preserved or enhanced or if there is clear and convincing justification.

3.7 The application proposes the erection of a single storey rear extension and rear roof extension. The proposals have been amended during the course of the application to reduce the depth of the rear extension, and to alter the form of the roof extension so that it is constructed in a reduced mansard style.

3.8 The proposed rear roof extension would be built off the eaves of the property, with a 70-degree rear elevation, and clad in slate tile to remain sympathetic to the existing roof finish. Two dormer windows would be set comfortably within the rear roof face and align well with the windows at first floor level below. Similar roof extensions exist within this terrace, Nos.72, 76, and 78 Rannoch Road, with recent examples approved at No.84 (2016/04220/FUL), and 86 (2017/04712/FUL). A rear roof extension of smaller form also exists at No.80. The roof extension would be subservient to the parent building and would not be out of keeping with the Crabtree Conservation Area.

3.9 At ground floor level, the proposed rear extension would measure 3.64m deep from the main rear elevation, to match the depth of the existing single storey rear extensions at Nos 80 and 84 Rannoch Road. The proposed extension would measure 2.9m in height to its flat roof (3.4m to the parapet). In its amended form the depth and height of the extension would follow the established pattern of single storey rear extensions within the application terrace.

3.10 The extension would be subservient to the main dwelling. More than 50% of the rear garden would remain, the proposals would maintain a 4m set back from the rear curtilage, and would retain a sense of openness, the plot is not considered to be overdeveloped as a result.

3.11 The rear extension would be of London stock brick construction, with aluminium bi-folding doors to provide access to the rear garden. A condition would be attached to secure these details. This element of the proposals would not be visible from public vantage points, and Officers consider that there would be no adverse impact on the character of the Crabtree conservation area.

3.12 The application proposes 'conservation style', mounted flush rooflights to the front roof slope. The rooflights are considered a relatively modest alteration, and reflect the appearance of similar rooflights within the street and surrounding conservation area. Such alterations are therefore considered acceptable.

3.13 Overall the proposals are considered visually acceptable and sympathetic to the conservation area in accordance with Policies DC1, DC4, and DC8 of the Local Plan 2018, and Key Principle CAG3 of the Planning Guidance SPD 2018.

## RESIDENTIAL AMENITY

3.14 Local Plan Policy HO11 states that extensions will be considered acceptable where it can be demonstrated that there is no detrimental impact upon the amenities enjoyed by neighbouring properties to include privacy, daylight and sunlight, and outlook. SPD Housing Key Principles HS6 and HS7 contain safeguards against sense of enclosure, loss of outlook, loss of privacy, loss of daylight and noise.

3.15 The nearest neighbouring properties are Nos.80 and 84 Rannoch Road to the south and north respectively, and No.47 Rosedew Road to the east, abutting the rear curtilage. The impact on these properties where relevant is considered below.

### Privacy

3.16 SPD Key Principle HS7(iii) states that 'Any new windows should be positioned at least 18 metres from existing habitable room windows. This will be measured by an arc of 60 degrees taken from the centre of the proposed new window to ensure there is no loss of privacy.'

3.17 The front rooflights and windows within the main rear roof extension would not be set any closer to adjacent curtilages than the existing habitable room windows at lower floor levels. Whilst the single storey rear extension would comprise enlarged openings, the intervening boundary treatments to the side and rear would prevent any additional opportunities for overlooking towards neighbouring properties. The development would not unduly impact upon neighbouring privacy amenities and accords with Key Principle HS7.

### Outlook and Daylight

3.18 SPD Key Principle HS6 requires that all new development enable an unobstructed angle of 45 degrees from a point at 2 metres above ground floor level on the boundary of the site, or at ground level where rear gardens are less than 9m in depth. In cases where the proposed building infringes an angle of 45 degrees on site judgement will be the determining factor.

3.19 The proposed single storey extension would match the building line of Nos.80 and 84 Rannoch Road which mitigates any potential harm. The rear roof extension at

second floor level faces an area of open space to the rear of the property and would have no adverse impact to opposing properties. The front rooflights would be contained within the existing roof and follow the same line as the existing roofslope. The proposals would not have an adverse impact in terms of outlook or daylight.

#### Noise and Disturbance

3.20 Having regard to the existing levels of occupation, it is considered that the addition of 1 permanent resident to create a 5-person HMO would not result in any undue noise and disturbance particularly as the use would remain within Class C4 and its impacts are comparable with a single dwellinghouse. The Council's Public Protection team has considered the proposals and raise no objections.

3.21 Overall, having regard to residential amenity, the proposals accord with Policies HO11 and DC4 of the Local Plan 2018.

#### HIGHWAYS AND TRANSPORT

3.22 Local Plan Policy T1 supports the London Plan (2016), with Policy T2 stating that all development proposals will be assessed for their contribution to traffic generation and their impact on congestion.

3.23 The application relates solely to extensions and alterations in connection with an established C4 use. The occupiers of the HMO would be limited to the same parking restrictions that apply to the occupants of an existing family dwelling house.

3.24 The proposals would not result in an undue impact upon on-street parking and the local road network.

#### FLOOD RISK

3.25 Local Plan Policy CC3 requires that new development reduce the use of water and is designed to take account of increasing risks of flooding. Local Plan Policy CC4 states that new development would be expected to manage surface water run off by implementing a range of measures, such as sustainable drainage systems (SuDs) where feasible and the use of water efficient fittings and appliances. These policies are supported by the relevant Key Principles within section 15 of the Planning Guidance SPD which requires the submission of information relating to flood risk.

3.26 This site is in Flood Zone 3. The applicants submitted a Flood Risk Assessment (FRA) within their Design and Access Statement and makes clear that the new extension will be no lower than existing floor levels and that flood resilient measures will be installed where appropriate. The Council's Environmental Policy team have considered the proposals and raise no objections subject to condition that the FRA is complied with. The proposals accord with Local Plan (2018) Policy CC3 and CC4.

#### CONTAMINATION

3.27 Policy 5.21 of the London Plan, along with Local Plan Policy CC9 states that the Council will support the remediation of contaminated land and that it will take measures to minimise the potential harm of contaminated sites and ensure that mitigation measures are put in place. The Council's Land Contamination Officer has reviewed the



application and raises no objections to the proposed development subject to an informative. The proposals are in accordance with Policy CC9 of the Local Plan 2018.

#### 4.0 CONCLUSION

4.1 The proposed development would not result in a change of use of the property (remaining within Use Class C4 (Small HMO)), the proposed extensions and alterations are considered acceptable in respect of visual amenity and impact on the Crabtree conservation area. The proposals would not result in an undue impact on the amenities of neighbouring residential properties, on-street parking in surrounding streets, and would not contribute toward increased local flood risk or surface water run-off.

4.2 The proposal accords with the relevant provisions of the NPPF (2018), the London Plan (2016) and Policies DC1, DC4, DC8, CC3, CC4, CC9, CC11 and T1 of the Hammersmith and Fulham Local Plan (2018) and relevant Noise, Transport, and Flood Risk Key Principles of the Planning Guidance Supplementary Planning Document (2018).

#### 5.0 RECOMMENDATION

5.1 Approve subject to conditions.