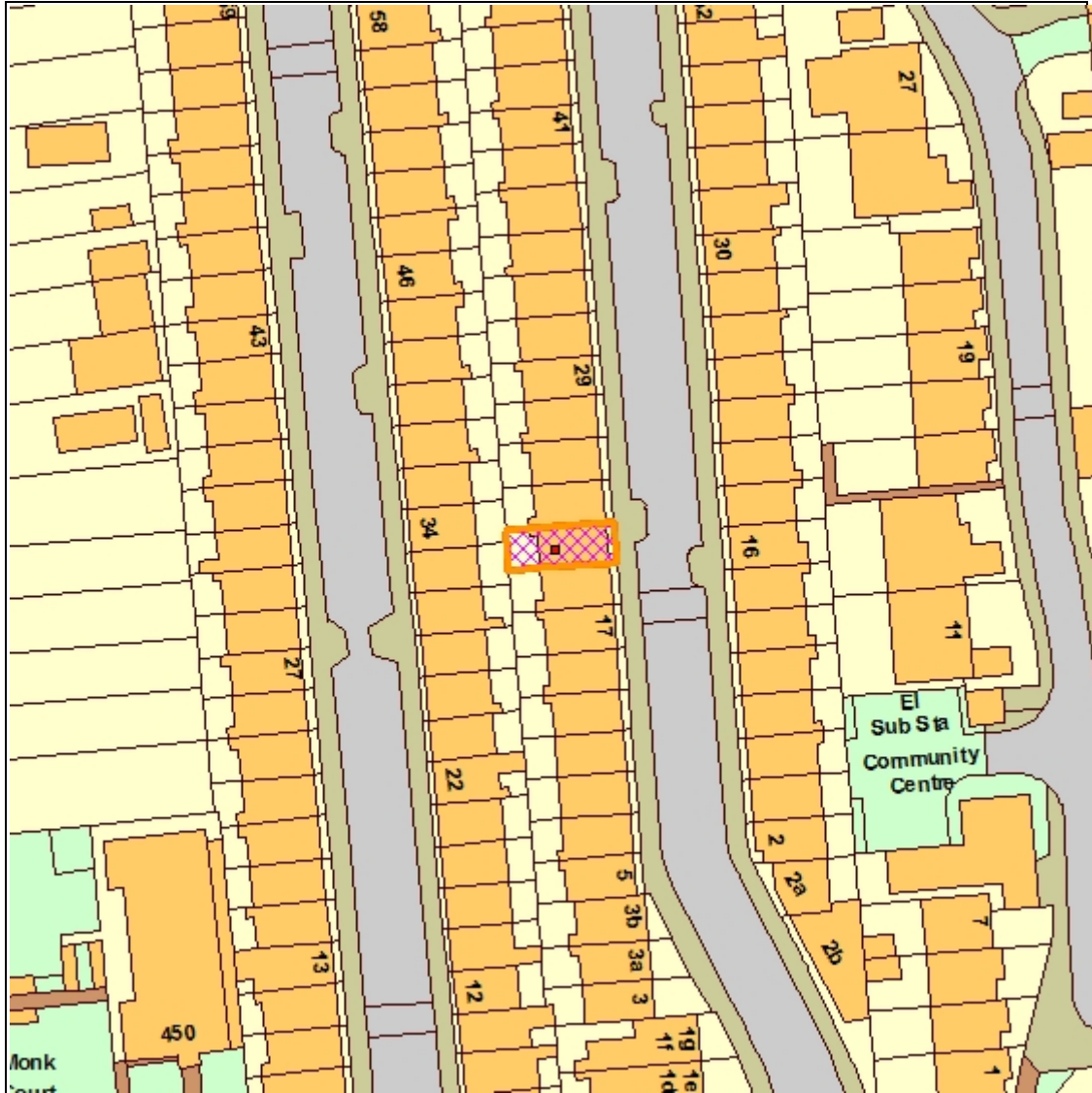

Ward: Wormholt

Site Address:

21 Thorpebank Road London W12 0PG



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

For identification purposes only - do not scale.

Reg. No:

2024/03132/FUL

Case Officer:

Megan Smith

Date Valid:

09.12.2024

Conservation Area:

Committee Date:

30.07.2025

Applicant:

Mrs Alsuwaidi & Silva

21 Thorpebank Road London Hammersmith And Fulham W12 0PG

Description:

Erection of a rear roof extension; erection of a single storey rear extension, following the demolition of existing single storey lean-to rear extension; installation of 3no. rooflights in the front roofslope; installation of a new door following the removal of an existing door and a window, to the rear elevation at ground floor level.

Drg Nos: Refer to condition 2.

Application Type:

Full Detailed Planning Application

Officer Recommendation:

- 1) That the Committee resolve, that the Director of Planning and Property be authorised to grant planning permission subject to the conditions listed below.
- 2) That the Committee resolve that the Director of Planning and Property, after consultation with the Assistant Director of Legal Services and the Chair of the Planning and Development Control Committee be authorised to make any minor changes to the proposed conditions, which may include the variation, addition or deletion of conditions, any such changes shall be within their discretion.

Conditions:

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

Reason: 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 in accordance with the following approved drawings; other than where those details are altered pursuant to the conditions of this planning permission:

Drawings:

- P2000 REV. 02, P2001 REV. 01, P2200 REV. 04, P2250 REV.02, P2251 REV. 02 (all received: 28.03.2025)

Reason: To ensure full compliance with the planning application hereby approved and to prevent harm arising through deviations from the approved plans.

- 3) The development hereby approved shall be carried out and completed in accordance with the materials (including colour and finish) specified on the drawings hereby approved. The development shall be permanently retained in accordance with the approved details. Any works of making good to existing elevations shall be carried out in materials to match the elevation to which the works relate.

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

- 4) No external air-conditioning units, ventilation fans, extraction equipment, flues or other plant equipment and associated external pipework or ducting shall be fitted to the exterior of the building unless otherwise shown on the approved drawings.

Reason: To ensure a satisfactory external appearance and to prevent harm to the amenities of the occupiers of neighbouring residential properties, in accordance with Policies DC1, DC4 and HO11 of the Local Plan (2018).

- 5) The roofs of the extensions hereby approved shall not be converted into or used as a terrace or other open amenity space. No alterations shall be carried out; nor planters or other chattels placed on the roofs of the extensions hereby approved. No railings or other means of enclosure shall be erected around the roofs and no alterations shall be carried out to the property, including the extension hereby approved, to form an access onto the roofs.

Reason: Such a use would be detrimental to the amenities of neighbouring properties by reason of overlooking and loss of privacy and potential noise and disturbance, contrary to Policies CC11 and HO11 of the Local Plan (2018).

- 6) The single storey ground floor rear extension shall not exceed a height of 2.1 metres on the boundary with No. 23 Thorpebank Road, measured from the existing ground level along the party boundary of the adjoining property, as indicated on approved drawings.

Reason: To ensure that the extension is built in accordance with the approved plans and does not result in an unacceptable sense of enclosure to the adjoining residential property, and in accordance with Policies DC1, DC4 and HO11 of the Local Plan (2018).

- 7) Prior to occupation of the development, details (including manufacturer specification, installation/commissioning certificates, gas supply/meter site clear certificate, and photographic confirmation) of the installed Air Source Heat Pump (ASHP), Heat Battery Boiler, Electric Boilers or alternative electrical only heating/cooling systems to be provided for space heating, hot water and cooling for the self-contained dwellinghouse use (Class C3) shall be submitted to and approved in writing by the Local Planning Authority. Approved details shall be fully implemented prior to the occupation/use of the development and thereafter permanently retained and maintained.

Reason: In order to reduce carbon-based gas connections and to safeguard local air quality in the councils boroughwide air quality management area, in accordance with NPPF (2024), Local Plan (2018) Policies CC1 and CC10, and the councils Air Quality Action Plan.

- 8) Prior to occupation of the development hereby permitted, details (including manufacturer specification, installation/commissioning certificates and photographic confirmation) of the installed Wastewater Heat Recovery System (WWHRS) in the two bathrooms of the self-contained dwellinghouse use (Class C3) shall be submitted to and approved in writing by the Local Planning Authority. Approved details shall be fully implemented prior to the occupation/use of the development and thereafter permanently retained and maintained.

Reason: In order to increase energy efficiency in domestic buildings and to safeguard local air quality in the councils boroughwide air quality management area, in accordance NPPF (2024), Local Plan (2018) Policies CC1 and CC10, and the councils Air Quality Action Plan.

- 9) Prior to occupation of the development hereby permitted, details (including manufacturer specification, installation/commissioning certificates, gas supply/meter site clear certificate, and photographic confirmation) of the installed electric induction cooking appliance in the kitchen of the self-contained dwellinghouse use (Class C3) shall be submitted to and approved in writing by the Local Planning Authority. Approved details shall be fully implemented prior to the occupation/use of the development and thereafter permanently retained and maintained.

Reason: In order to reduce carbon-based gas connections and to ensure adequate levels of indoor air quality in the councils boroughwide air quality management area, in accordance with NPPF (2024), Local Plan (2018) Policy CC10, and the councils Air Quality Action Plan.

Justification for Approving the Application:

- 1) The proposals considered to be of an acceptable appearance, in keeping with the character and visual appearance of the application property, wider street scene, and the surrounding area. The proposal would have an acceptable impact on neighbouring residential amenity. In these respects, the proposal would be in accordance with Policies DC1, DC4 and HO11 of the Local Plan (2018) and Key Principles HS4, HS6 and HS7 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: 7th December 2024
Drawing Nos: see above

Policy documents: National Planning Policy Framework (NPPF) 2024
The London Plan 2021
LBHF - Local Plan 2018
LBHF – Planning Guidance Supplementary Planning Document
2018

Consultation Comments:

Comments from:

Dated:

Neighbour Comments:

Letters from:

Dated:

19 Thorpebank Road Shepherds Bush London W12 0PG	11.01.25
29 Thorpebank Road Shepherds Bush London W12 0PG	07.04.25
29 Thorpebank Road Shepherds Bush London W12 0PG	13.04.25
29 Thorpebank Road Shepherds Bush London W12 0PG	17.12.24
23 Thorpebank Road London W12 0PG	23.04.25
29 Thorpebank Road Shepherds Bush W12 0PG	15.07.25
23 Thorpebank Road London W12 0PG	16.04.25
16 Thorpebank Road London W12 0PQ	15.04.25

1.0 SITE DESCRIPTION

1.1 The application site comprises a two-storey mid terrace property on the western side of Thorpebank Road. The building is not within a Conservation Area, nor is it subject to any local or statutory listing.

1.2 The property comprises of a single dwelling, as reflected by council tax records.

1.3 The property is not located within a flood risk zone.

2.0 RELEVANT PLANNING HISTORY

2.1 No relevant planning history.

3.0 PROPOSAL

3.1 This application seeks planning permission for the erection of a rear roof extension; erection of a single storey rear extension, following the demolition of an existing single storey lean-to extension; installation of 3 no. rooflights in the front roof slope; and installation of new doors following the removal of an existing door and a window to the rear elevation at ground floor level.

4.0 CONSULTATIONS

4.1 Eleven (11) surrounding properties were notified of the proposal via letter.

4.2 Two (2) representations were received (one being the Thorpebank Road Residential Amenity Group), which object to the proposal on the following grounds:

- Unprecedented development - no other examples along odd-numbered side of Thorpebank Road.
- Overdevelopment and overbearing - narrow plots.
- Out of character with terrace's appearance.
- Loss of light - overshadowing to No. 23.
- Noise impact/disturbance to neighbours.
- Architectural harm/loss of lavatory feature.
- Negative impact on rear properties due to height of rear wall.

4.3 Following receipt of revised drawings, in respect to the ground floor extension, a re-consultation was carried out. Five (5) representations were received including two (2) from the same occupier and two (2) from previous objectors/occupiers including the Residential Amenity Group raising objection on the following grounds:

- Excessive height on rear boundary/fence lacks planning history.
- Design concerns/materials - modern, futuristic style clashes with the area's character.
- Overflowing/noise from rain/hail from sloped metal roof.
- Overshadowing and privacy impact on No.23.
- Parking and traffic impact/safety issues.
- Concerns relating to Party wall.
- Decreasing property value.

4.4 Officer response:

- The material planning considerations have been considered and assessed as part of this committee report.
- The Design and Heritage Team were consulted and raised no objections to the proposed development. The size, scale and design of the extensions, overall effect on the character and appearance of the area and impact on neighbours are considered under the relevant policies in this report.
- Issues relating to the party wall fall under the remit of the Party Wall Act, not planning.
- The parking will remain a single-family dwelling house and therefore would not impact upon parking stress levels.
- The impact upon property values is not a material planning consideration.

5.0 POLICY FRAMEWORK

- 5.1 The Town and Country Planning Act 1990, the Planning and Compulsory Purchase Act 2004 and the Localism Act 2011 are the principal statutory considerations for town planning in England.
- 5.2 Collectively, the three Acts create a plan led system which requires local planning authorities to determine planning applications in accordance with an adopted statutory development plan unless there are material considerations which indicate otherwise (section 38 (6) of the 2004 Act as amended by the Localism Act).
- 5.3 In this instance the statutory development plan comprises the London Plan (2021) and the Local Plan (2018). A number of strategic and local supplementary planning guidance and other documents are also material to the determination of the application.

+ National Planning Policy Framework (December 2024)

- 5.4 The National Planning Policy Framework (NPPF) came into effect on 27 March 2012. The NPPF has subsequently been amended several times, most recently in 2024 and is a material consideration in planning decisions. The NPPF, as supported by the Planning Practice Guidance (PPG) sets out national planning policies and how these are expected to be applied.
- 5.5 The NPPF does not change the statutory status of the development plan as the starting point for decision making. Proposed development that accords with an up-to-date Local Plan should be approved and proposed development that conflicts should be refused unless other material considerations indicate otherwise.

+ London Plan

- 5.6 The London Plan was published in March 2021. It sets out the overall strategic plan for London and a fully integrated economic, environmental, transport and social framework for the development of the Capital over the next 20-25 years. It forms part of the development plan for Hammersmith and Fulham.

+ Local Plan

- 5.7 The Council adopted the new London Plan on 28 February 2018. The policies in the Local Plan together with the London Plan make up the statutory development plan for the borough. The Planning Guidance Supplementary Planning Guidance (SPD) (February 2018) is also a material consideration in determining planning applications. It provides supplementary detail to the policies and is organised around key principles.

6.0 PLANNING CONSIDERATIONS

6.1 Officers consider that the proposal would raise the following material planning considerations:

- Design and impact upon the character and appearance of the application property and the surrounding area.
- The proposal's impact upon the amenity of surrounding residents/occupants.

DESIGN AND IMPACT UPON THE CHARACTER AND APPEARANCE OF THE APPLICATION PROPERTY AND SURROUNDING AREA

- 6.2 Paragraphs 135 and 139 of the National Planning Policy Framework (NPPF, 2024) specify that development should be visually attractive as a result of good architecture and be sympathetic to local character and history, including the surrounding built environment and permission should be refused for development that is not well designed and fails to reflect local design policies and government guidance on design.
- 6.3 Policy DC1 of the Hammersmith and Fulham 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 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.
- 6.4 The application site is not situated within a Conservation Area, nor does it contain a Listed Building or a locally listed Building of Merit.

+ Rear roof extension

- 6.5 Rear roof extensions are a common and established form of development to this type of property within the subject terrace and wider surrounding area. The proposed rear roof extension would extend the full width of the roof slope, with a total volume of 18.29m³.
- 6.6 The proposed rear roof extension is set at 90 degrees and would not increase the ridge height of the main roof. Typically, officers would seek a 70-degree mansard design, however, in this instance as a result of permitted development rights, there are a variety of properties within the terrace that have been altered and extended over recent years, which have resulted in 90-degree rear roof extensions setting a precedent along Thorpebank Road including No. 53 Thorpebank Road (ref. 2022/02664/FUL), No. 15 Thorpebank Road (ref. 2016/05259/CLP), No.32 Thorpebank Road (ref. 2018/02045/FUL) and No. 26 Thorpebank Road (ref. 2017/00932/CLP).
- 6.7 The proposed rear roof extension is to be finished with bronze metal featuring bronze framed windows. Although the choice in materials deviates from the use of more traditional materials, following receipt of further details, the Design and Heritage Team are satisfied the proposed roof extension would be of a high quality and would not detract from the character and appearance of the subject property or wider terrace.

6.8 Separately, there is no objection to the installation of three (3) Velux rooflights on the front roof slope.

6.9 On the basis of the above the proposed roof extension complies with Local Plan Policies DC1 and DC4.

+ Ground floor rear extensions and alterations to rear elevation

6.10 The existing ground floor lean-to extension on the rear elevation is to be removed and replaced with a new single storey rear extension measuring 3.9 sqm, comprising a small utility room. The proposed ground floor extension will measure 2.1m in width and project the full depth of the garden (3.6m) extending along the party boundary with No. 23 Thorpebank Road to the north and abutting the rear boundary with nos. 32 and 34 Galloway Road to the west. The extension would incorporate the same palette of materials as the proposed rear roof extension.

6.11 SPD Key Principle HS4 states planning permission will not normally be granted for any extension if:

- (i) The proposed extension is more than 3.5 metres in length or, where the original property has already been extended, if the combined length of the existing and the proposed extensions would project more than 3.5 metres beyond the rear building line of the back addition as it was originally built; or
- (ii) The proposed extension would extend to within 4 metres of the rear boundary of the application property; or
- (iii) The proposed extension would cover more than 50 percent of the open area at the rear of the property as originally built or, where the original property has already been extended, if the cumulative area of the existing and proposed extensions would cover more than 50% of the open area at the rear of the property as originally built.

6.12 Due to the limited size of the rear garden the proposal does not technically comply with Key Principle HS4 (i) and (ii). However, the proposed ground floor single storey extension covers only 38% of the rear open area, and retains 62% of the rear garden and therefore is in accordance with HS4 part (iii). On balance, given its modest size the extension would remain subservient to the subject property and would not reduce the sense of openness both within the subject site and between neighbouring properties to such a degree that would justify refusing planning permission. Separately, although the rear garden is limited in size officers are satisfied the remaining area would be sufficient to maintain a useable rear amenity space for the occupiers of the site.

6.13 Officers also raise no objection to the design of the extension and proposed materials, which would not detract from the character and appearance of the subject property or wider terrace. Separately, there is no objection to the new doors to the rear elevation of the main building.

6.14 On this basis, the proposed development is considered to be acceptable in accordance with Local Plan Policies DC1 and DC4.

IMPACT ON NEIGHBOURING AMENITY

- 6.15 Policy HO11 of the Local Plan (2018) specifies that any proposal should ensure an acceptable impact upon the amenity of neighbouring residential occupants, especially regarding outlook, privacy, daylight/sunlight and a sense of enclosure. Policies DC1 and DC4 require all proposals for new builds and extensions to be formulated to respect the principles of good neighbourliness.
- 6.16 Key Principles HS6 and HS7 of the Planning Guidance SPD (2018) provide guidance on how proposals should mitigate against detrimental harm to the amenity of neighbouring occupants, in regard to a loss of outlook, privacy and noise levels.
- 6.17 In this case the properties which stand to be most affected would-be nos. 19 and 23 Thorpebank Road to the north and south respectively, and nos. 32 and 34 Galloway Road which adjoin the site to the rear (west).
- + No. 23 and No. 19 Thorpebank Road
- 6.18 In consideration of the rear roof extension, given the extension would be set within the existing roof slope, it is considered that the proposal would not have any significant detrimental amenity impact to the occupiers of the adjoining properties in terms of increased sense of enclosure, and loss of light, outlook or privacy.
- 6.19 In respect to the single storey ground floor extension, given the location of the extension to the northern part of the site and taking into account existing boundary treatment it is not considered the proposal would impact upon the light, outlook, sense of enclosure or privacy of no.19 Thorpebank Road.
- 6.20 The proposed extension will extend along the party boundary (2-metre-high timber fence) with no.23 Thorpebank Road to the north. Similar to the existing subject property, no. 23 Thorpebank Road also features a lean-to extension on the rear elevation, adjacent to the shared boundary with the application site. Additionally, a window is positioned on the rear elevation of the main building at ground floor level, beyond the lean-to extension.
- 6.21 The proposed extension would be predominantly screened from the abovementioned window by the existing lean-to extension at no.23; however, it would be visible from within the rear garden of the neighbouring property. To ensure the proposed single storey extension will not impact upon light, outlook or sense of enclosure to the small rear garden of no.23, amendments were sought to reduce the height of the extension on the shared boundary. The revised drawings show the proposed extension with a sloped roof measuring 3m in height falling to 2.1m on the shared boundary. As a result of the amended design and reduction in height on the shared boundary, the proposed extension is considered to not have an unacceptable impact on the amenity of no.23 Thorpebank Road.

+ No. 32 and No. 34 Galloway Road

6.22 No. 32 and 34 Galloway Road adjoin the application site to the rear (west).

Officers are satisfied that the proposed rear roof extension and single storey ground floor extension would not cause undue harm to the amenity of the properties to the rear in terms of loss of light, outlook, privacy or increased sense of enclosure.

6.23 SPD Key Principle SPD states:

Any proposed new development and/or extensions to existing buildings should as a general rule, not result in an infringing angle of more than 45 degrees. Therefore, depending on the circumstances of the site the following rules will apply:

- (i) proposals that adjoin residential properties with rear gardens less than 9 metres in length to the adjoining rear boundary, the line should be measured from a point at the rear residential boundary at ground level or,
- (ii) proposals that have rear gardens (or distance to adjoining residential properties) of more than 9 metres in length to the rear boundary, should be measured at a height of 2 metres from ground level from a point of the adjoining boundary or,
- (iii) if any part of the proposed building extends beyond these lines, then on-site judgement will be a determining factor in assessing the impact the extension will have on the existing amenities of neighbouring properties.

6.24 Key Principle HS7 (iii) of the Planning Guidance SPD (2018) specifies that any new windows should be positioned at least 18m away from existing habitable room windows, measured by an arc of 60-degrees taken from the centre of the proposed new window to ensure there is no loss of privacy. If this standard cannot be met, then windows should be designed to ensure that no loss of privacy will occur.

6.25 Officers acknowledge that the proposed rear roof extension does not technically comply with Key Principles HS6 (i) and HS7 (iii) as the proposed windows would be less than 18m away from the windows of the property's opposite, and the extension would breach an angle of 45 degrees taken from the adjoining ground level. However, due to the existing proximity between the opposing rear elevations of the properties on Thorpebank Road and Galloway Road, these standards are already breached. It is also noted that a significant proportion of dwellings on both terraces have similar roof extensions, and that the rear roof extension would follow this established pattern of development. On this basis it is not considered that the development would lead to significant further loss of privacy or outlook to such a degree that would justify a refusal of planning permission. Separately, the new windows would be no closer than the existing windows below.

6.26 Similarly, the proposed single storey rear extension does not technically comply with Key Principle HS6 (i). However, there is an existing 2-metre-high brick wall with a 1-metre-high timber fence on top separating the rear gardens, which acts as an effective buffer. The proposed extension measures 3 metres at its maximum height on the rear boundary of the application site (matching the height of the existing timber fence and wall) sloping up from the neighbouring boundary with no 23. The existing timber fence does not appear to have been granted planning permission and this is under separate investigation. Nonetheless, the proposal has been assessed in terms of both the fence being retained or removed, and given its limited height with the pitched roof it is considered that the proposed extension would not result in undue loss of light, outlook or increased sense of enclosure to the properties to the rear that would warrant withholding planning permission.

6.27 In summary, the proposals would not be considered detrimental to the amenity of neighbouring occupants, with regards to outlook, privacy and a sense of enclosure, consistent with Policies DC1, DC4 and HO11 of the Local Plan (2018) and Key Principles HS6 and HS7 of the Planning Guidance (2018).

7.0 CONCLUSION

7.1 In considering planning applications, the Local Planning Authority needs to consider the development plan as a whole and planning applications that accord with the development plan should be approved without delay, unless material considerations indicate otherwise and any adverse impacts of doing so would significantly and demonstrably outweigh the benefits.

7.2 The proposals are considered acceptable in terms of visual amenity. The proposed scale, massing and design of both the rear roof extension and single storey ground floor extension would ensure a high standard of design which would preserve the character and appearance of the subject property, wider terrace and surrounding area. Furthermore, the proposed development has been designed to mitigate any negative impacts, maintaining adequate light, privacy and outlook for neighbouring properties.

7.3 Officers have taken into account of all the representations received and in overall conclusion for the reasons detailed in this report, it is considered having regard to the development plan as a whole and all other material considerations that planning permission should be granted in line with the recommendations above.

8.0 RECOMMENDATION

8.1 Grant permission, subject to conditions.