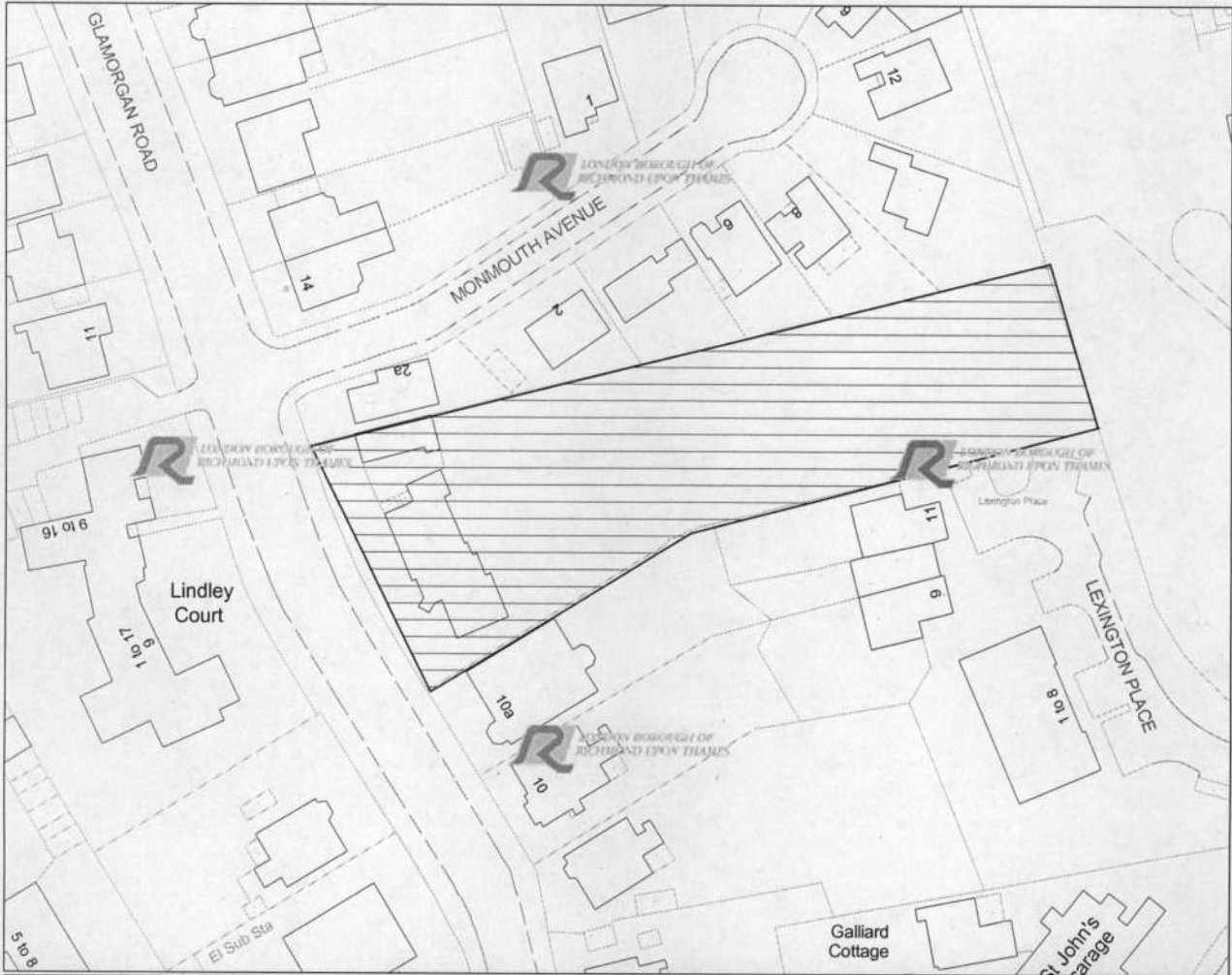


**PLANNING COMMITTEE – 7 FEBRUARY 2008**

**07/4050/FUL  
12 GLAMORGAN ROAD  
HAMPTON WICK**

**HAMPTON WICK WARD  
Contact Officer:  
S Graham-Smith**



© Crown copyright. All rights reserved. London Borough of Richmond Upon Thames LA 100019441[2008].'- Do not scale '

**Proposal:** Erection of two x three storey, five bed houses and one x one bed bungalow, three garages, parking spaces, access road and refuse store.

**Applicant:** Malcolm Watton for Diadem Homes

**Application received:** 23rd November 2007

**Main development plan policies:**

UDP – First Review: IMP 3; ENV 9; BLT 2, 4, 11, 14, 15, and 16 ; HSG 11, 12, 19; TRN 2, 4; CCE 8; CA; Adjoins BTM

**Present use:** Garden area

## PLANNING COMMITTEE – 7 FEBRUARY 2008

### **SUMMARY OF APPLICATION:**

Previous applications to develop the site have been refused by the Council, and one recently dismissed on appeal on the grounds of overbearing impact, overlooking, the visual impact of the refuse store and the proximity of the access road to adjoining gardens. These matters have been addressed by the new application which is considered to be acceptable.

### **RECOMMENDATION: APPROVAL**

#### **Site, history and proposal:**

1. The site is an open area of garden land to the rear of 12 Glamorgan Road (a Building of Townscape Merit [BTM]). Houses in Monmouth Avenue back on to the site and the new development, Lexington Place, also adjoins the site. Access is via land located between 12 and 10A Glamorgan Road. The site is in a Conservation Area (CA).
2. Applications in 2002 and 2003 to erect a house between 12 and 10A were refused. An application was made in 2006 for the erection of a pair of houses and a bungalow together with a garage block on the backland site (06/3752/FUL). This was refused (delegated decision) on the following grounds:
  - *The development, by reason of its siting, the necessary excavation during construction and lack of a method statement/tree survey to demonstrate how the trees on site will be protected during the construction phase (in accordance with BS5837: 2005) may result in the loss of trees of high amenity value. The proposal is thus contrary to policies ENV 9, BLT 11 and BLT 14 of the Adopted Richmond upon Thames Unitary Development Plan First Review 2005.*
  - *Without an appropriate contribution towards educational facilities within the Borough, the proposal would be contrary to policies IMP 3, HSG 19 and CCE 8 of the adopted Richmond upon Thames Unitary Development Plan First Review 2005.*
  - *The development, by reason of the absence of any agreed restriction on the issuing of parking permits to future occupiers/owners would fail to accord with policy TRN2 of the Richmond upon Thames Unitary Development Plan First Review 2005.*
  - *The scheme, by reason of its siting, scale, height, mass, bulk, design and access, would represent an inappropriate overdevelopment of this backland site, appearing unduly prominent and visually obtrusive in the street scene, failing to preserve or enhance the character and appearance of the Hampton Wick Conservation Area and setting of the Building of Townscape Merit. The scheme is therefore contrary to policies BLT 2, 4, 11, HSG 12 and Supplementary Planning Document: Small and Medium Housing Sites of the adopted Richmond upon Thames Unitary Development Plan First Review 2005.*
  - *The development, by reason of the siting, mass, height, bulk, design and scale of the buildings and the siting of the access road, would represent an un-neighbourly form of development that would appear visually intrusive and overbearing to Nos 2, 4, 6, 8 and 10 Monmouth Avenue, and cause unacceptable noise and disturbance to adjoining residential sites. The scheme is therefore contrary to policies, BLT 11, 16, and HSG12 of the adopted Richmond upon Thames Unitary Development Plan First Review 2005.*
3. This refusal was appealed against. Before the appeal decision was issued a new application (07/2903/FUL) was made along with a duplicate (07/2904/FUL). These proposed a single five

## **PLANNING COMMITTEE – 7 FEBRUARY 2008**

bedroom house and a double garage with similar access to the previous application. Although a single house it would not be dissimilar in impact to a pair of semi detached houses.

4. During the consultation period the appeal decision on the 2006 application was issued. The appeal was dismissed on the following grounds:
  - Design of the refuse store which would adjoin No. 12 would not be in character and would detract from the character of the CA and BTM
  - Overbearing impact on 8 and 6 Monmouth Avenue due to proximity and height.
  - Overlooking of Monmouth Avenue from a first floor bay window and a side facing bedroom.
  - Impact of the access road and vehicle movements on adjoining gardens.
5. As a consequence of the appeal decision, both applications which were current at the time of issuing were refused (delegated decision) on the following grounds:
  - *The development, by reason of the siting and height of the building and the siting of the access road, would represent an unneighbourly form of development that would appear visually intrusive and overbearing to No.s 8 and 10 Monmouth Avenue, and cause unacceptable noise and disturbance to adjoining residential sites. The scheme is therefore contrary to policy BLT 16, of the adopted Richmond upon Thames Unitary Development Plan First Review 2005.*
6. One of these applications is now the subject of an appeal.
7. This new application for three dwellings is similar to the 2006 application, but seeks to overcome the reasons for the appeal dismissal. A month after this application was made, another application for a single dwelling and a double garage was made (07/4396/FUL) and this is currently under consideration.

### **Public and other representations:**

8. Letters have been received from 10 nearby properties. The following objections have been made:
  - Overdevelopment
  - Overbearing
  - Overlooking
  - Loss of light
  - Out of character
  - Lack of flood risk assessment
  - Noise and disturbance
  - Security and safety
  - Increased traffic
  - Loss of trees
  - Loss of a right of way
  - Impact on nature/trees, pollution
  - Inadequate parking/access
  - Non planning matters are also raised, including house prices and rights of access

### **Professional comments:**

9. The concerns raised are similar to those with the previous applications. Those concerns which were considered to be relevant were addressed – and some agreed with - by the appeal

## PLANNING COMMITTEE – 7 FEBRUARY 2008

decision. The main consideration is whether the new application overcomes the reasons for the appeal dismissal.

### Changes in relation to the previous scheme

10. The main change is that the two large houses will be semi detached rather than detached. They will also be further from the boundary with the Monmouth Road houses, with a ground floor element moved from 2m away to 4.29m and the main building from just over 5m away to 7.435m. The height has also been reduced. The proposed bungalow and garage block will be approximately 1m further from the Monmouth Road gardens. The distance from Lexington Place is similar to the previous application.
11. There are no longer any side facing windows above ground floor level, apart from high level rooflights. There is one first floor bay window in the house furthest away from the Monmouth Road boundary which will be 17m from it.
12. The refuse and recycling store has been moved away from the access.

### Inspectors concerns

13. The refuse store has been resited in a more discreet location, not visible from the street. and will no longer affect the BTM. Subject to an appropriate design (to be secured by condition) I see no reason that it should detract from the CA.
14. The proximity in relation to 6 and 8 Monmouth Avenue has been increased (in relation to both the appeal scheme and the most recent refusal) and the impact would also be slightly lessened by a lower first floor eaves level on the part of the two storey element closest the boundary from 5.3m to 4.8m. In my opinion these changes are sufficient to overcome the concerns expressed in relation to overbearing impact. The reduced height also lessens the impact on Lexington Place, although this was not cited as a reason for dismissing the appeal by the Inspector.
15. With regard to overlooking, the upstairs bay window which would have been close to the boundary with the Monmouth Road properties has been removed. One remains on the second house, but this is 6m further away and will face the garage block. There is no side facing bedroom window.
16. Wider areas of landscaping are shown either side of the driveway. It is also proposed to erect 2m high walls along the side boundaries with 12 and 10a Glamorgan Road which will soften the impact of the access road on those neighbouring properties.

### Other matters

17. Also mentioned in the appeal decision, the applicant undertook to accept the withholding of resident parking permits for the occupants of the dwellings and provide money for infrastructure in accordance with the Planning Obligations Strategy (these can be achieved by the completion of a planning obligation under Section 106 of the Town and Country Planning Act 1990). Based on current requirements the contributions would be :

- Education:
- Primary £12,082
- Secondary £9,963
- Total: £22,051

## **PLANNING COMMITTEE – 7 FEBRUARY 2008**

18. The design has been altered to reduce the impact on adjoining sites, but not to the extent that it renders the scheme unacceptable (subject to details), the design not being objected to by the Inspector.
19. With regard to flood risk, this was raised previously and the Environment Agency confirmed they had no objection as the site is not in a flood risk zone. The Inspector did not raise the subject.

### **Conclusion:**

20. In relation to the appeal decision, it is no longer considered that the proposal would be overbearing or unreasonably overlook the Monmouth Road properties. The relocated refuse/recycling store is considered acceptable. More robust boundary treatment will protect the properties either side of the access road.

I therefore recommend **PERMISSION** subject to the following conditions and informatives.

### **Standard Conditions:**

- BD04 - Details to specified scale – '1:20' 'joinery of doors and windows'
- BD12 - Details of materials to be approved
- DS01A - Mobility Housing
- DV01 - Boundary Treatment
- DV41C - Planning obligations – Grampian – 'education'
- DV43 - Parking permits restriction -Grampian
- GD02A - Restrict alterations/extensions
- GD10A - Restrict outbuildings – appearance/amenity
- LA11A - Landscaping required – hard and soft
- LA30 - Landscaping implementation

### **Non Standard Condition:**

- NS01 - The development shall not be carried out otherwise than in accordance with the arboricultural report by Ian Keen Ltd received on 23<sup>rd</sup> November 2007 together with drawings 6399/01 and 02. REASON: To ensure retention of trees within the site.

### **Standard informatives:**

- IE05A - Noise control - building sites
- IH06C - Damage to highway
- IL10A - Building regulations
- IL12 - Approved drawing Nos –6399/01, 6399/02, 0606/P/52B, 53B and 54B received on 23<sup>rd</sup> November 2007
- IL16FA - Policies –: IMP 3; ENV 9; BLT 2, 4, 11, 14, 15, and 16 ; HSG 11, 12, 19; TRN 2, 4; CCE 8
- IL19 - Reasons for granting – See conclusion.
- IL22 - Planning contributions – Education -Primary £12,082, Secondary £9,963, Total:£22,051
- IL23 - Parking permits
- IM34 - Street Numbering

### **Background papers:**

Application forms and drawings

Letters of representation

Application forms, drawings, Sub-Committee reports and decision notices for previous applications (refs: 06/3752/FUL, 07/2903/FUL, 07/2904/FUL, 07/4396/FUL).