

Application reference: 11/0182/FUL
TWICKENHAM RIVERSIDE WARD

Date application received	Date made valid	Target report date	8 Week date
24.01.2011	21.03.2011	16.05.2011	16.05.2011

Site:

Three Kings, 42 Heath Road, Twickenham, TW1 4BZ

Proposal:

Single storey rear extension. New extract duct and new boundary treatment. Ground floor interior: General interior refurb, Repositioning of male and female toilets to rear of the property, Creation of kitchen, disabled toilet and glass wash area and layout of the servery. Ground Floor exterior: Landscaping of rear courtyard with pergola, Construction of bin store.

First floor: As Existing.

Status: Pending Consideration (If status = HOLD please check that all is OK before you proceed any further with this application)

APPLICANT NAME

Mr Tony Rushforth
Enterprise Inns Plc
3 Monkspath Hall Road
Solihull
B90 4SJ
West Midlands

AGENT NAME

Mr Richard Sparkes
Bridge house
Station road
Lichfield
Staffordshire
WS13 6HX
United Kingdom

DC Site Notice: printed on and posted on and due to expire on

Consultations:

Internal/External:

Consultee

Expiry Date

Neighbours:

Holly House, 36 - 40 Heath Road, Twickenham, TW1 4BZ, - 05.04.2011
Flat At, Three Kings, 42 Heath Road, Twickenham, TW1 4BZ, - 05.04.2011
First Floor, 40C Heath Road, Twickenham, TW1 4BZ, - 05.04.2011
Flat 4, 46 Heath Road, Twickenham, TW1 4BX, - 05.04.2011
Flat 3, 46 Heath Road, Twickenham, TW1 4BX, - 05.04.2011
Flat 2, 46 Heath Road, Twickenham, TW1 4BX, - 05.04.2011
Flat 1, 46 Heath Road, Twickenham, TW1 4BX, - 05.04.2011
36-40 Heath Road, Twickenham, TW1 4BZ, - 05.04.2011
1 Copthall Gardens, Twickenham, TW1 4HH, - 05.04.2011
40B Heath Road, Twickenham, TW1 4BZ, - 05.04.2011
46 Heath Road, Twickenham, TW1 4BY, - 05.04.2011
Three Kings, 44 Heath Road, Twickenham, TW1 4BZ, - 05.04.2011
48 Heath Road, Twickenham, TW1 4BY, - 05.04.2011
2 Copthall Gardens, Twickenham, TW1 4HJ, - 05.04.2011

History: Development Management, Appeals, Building Control, Enforcements:

Development Management

Status: PCO

Date:

Application: 11/0182/FUL

Single storey rear extension. New extract duct and new boundary treatment. Ground floor interior: General interior refurb, Repositioning of male and female toilets to rear of the property, Creation of kitchen, disabled toilet and glass wash area and layout of the servery. Ground Floor exterior:

Landscaping of rear courtyard with pergola, Construction of bin store.
First floor: As Existing.

Building Control

Deposit Date:

02.02.2011

Reference:

11/0189/IN

Rear single storey extension and internal alterations and refurbishment of
existing Public House

Constraints:

Recommendation:

The determination of this application falls within the scope of Officer delegated powers - YES / NO

I therefore recommend the following:

- 1. REFUSAL
- 2. PERMISSION
- 3. FORWARD TO COMMITTEE

Case Officer (Initials): SAS

Dated: 10/05/11

I agree the recommendation:

Team Leader/Development Control Manager: [Signature]
Dated: 10/05/11

This application has been subject to representations that are contrary to the officer recommendation. The Development Control Manager has considered those representations and concluded that the application can be determined without reference to the Planning Committee in conjunction with existing delegated authority.

Development Control Manager:

Dated:

REASONS:
CONDITIONS:
INFORMATIVES:
UDP POLICIES:
OTHER POLICIES:

See caps.

The following table will populate as a quick check by running the template once items have been entered into Uniform

SUMMARY OF CONDITIONS AND INFORMATIVES

CONDITIONS:
INFORMATIVES:

ADDITIONAL NOTES CONTINUED FROM ABOVE:

11/0182/FUL

Three Kings Public House, 44 Heath Road, Twickenham

Site, proposal and history: The application site is bounded by Heath Road to the south, Copthall Gardens to the west and Holly Road to the north. The building is designated a Building of Townscape Merit (BTM) and the site is also within designated Shopping Frontage and an area of mixed use. There is no relevant planning history.

The current application seeks permission for a single storey rear extension and associated fenestration alterations, replacement of the existing double gates to Copthall Gardens, installation of two fixed jumbrellas in the external patio area and segregation of patio and rear yard. New kitchen extraction equipment would be installed including an extract duct position to the rear of the existing rear chimney.

Main Development Plan Policies: Unitary Development Plan (2005) policies BLT 2, 4, 11, 15, 16, 30, TRN 2 and 4, CCE18, Core Strategy (2009) policy CP7 and emerging Development Management Plan (2010) policies DM TC 4, 5, DM HD 3, DM SI 1, DM TP 2, 1 and 5.

Public and other representations: No representations have been received. No requests for the application to be heard by the Planning Committee.

Amendments: Amended plans were received on the 10/05/2011 which removed the external fire escape and reinstated the proposed access door with a window. Internal alterations will be carried out (installation of additional openings and installation of fire doors) that will provide an acceptable means of escape in emergencies.

Professional comments:

Land Use: Policy CCE18 states extended entertainment facilities should normally be located within mixed use areas, and the following factors will be considered when assessing such applications; impact on the character of the area, residential amenity, provision of car parking and impact on traffic and highway safety and full access for all people. These will be considered below. Emerging policy DM TC 5 and DM SI 1 encourage the retention and extension of the evening economy and social infrastructure.

Although the proposal represents an increase in floor space of 25m², this will be largely dedicated to back of house areas including improvements to the kitchen and toilet facilities. The scheme seeks not to expand or increase the capacity of the premises but improve the facilities offered. On this basis the scheme is considered acceptable and in accordance with policies CCE 18, DM TC 4, 5 and DM DI 1.

Design and appearance: Policy BLT 11 of the UDP and policy DM DC 1 of the DPD seek to promote a high standard of design, ensuring that schemes are compatible with the scale and character of the existing development. Core Strategy policy CP7 states that existing buildings and areas in the Borough of recognised high quality and historic interest will be protected from inappropriate development and enhanced sensitively. In relation to Buildings of Townscape Merit, policies BLT 4 of the UDP and emerging policy DM HD 3 of the DPD, seek to ensure and encourage the preservation and enhancement of BTM's and will seek to protect and enhance their character and setting

The proposed single storey rear extension would be modest in height and would match the depth of the existing rear extension ensuring the appearance of the

property from Heath Road would remain largely unaltered. The brick boundary wall enclosing the rear of the site would be retained, partially screening public views of the extension and jumbrellas from the north/north-west. The extensions and associated fenestration alterations have been sensitively designed to match the existing building and conditions can secure the detailing of such. The jumbrellas are modest in height and would not appear out of context in the patio area.

Removal of the timber gates and installation of wrought iron replacements is a welcomed improvement and would appear more suitable and in character with the building. The extract duct although not ideal, ^{has been} has been appropriately positioned to the rear of the chimney and would match its height to ensure this will not be prominently visible from offsite. A condition will be imposed ensuring this be finished in black to minimise its visual prominence.

All new or altered entrance points to be used by the public have been designed to be accessible to all, and the extension would also facilitate the provision of a disabled WC enhancing the premises usability for those with restricted mobility.

Amenity: Policies BLT 15, BLT 16 and DM DC 5 seek to protect neighbouring properties from unreasonable loss of light, privacy, pollution, visual intrusion, noise and disturbance. BLT 30 and CCE 18 similarly require new development to avoid unacceptable increases in noise or pollution levels.

The use of the site as a public house is well established with a history stretching back over a number of years and there is therefore existing noise and activity associated with the site.

Given the current application does not propose to increase the external floor space nor extend the hours of opening, and only represents an increase of 25m² (which is largely associated with back of house areas) this is not considered likely to give rise to an unacceptable increase in noise and/or disturbance to neighbouring residents. Whilst the provision of fixed jumbrellas may increase the use of the rear patio area, given the mixed use nature of the area and that the size of the rear patio would be reduced overall, this is not considered likely to result in an adverse impact on neighbouring residents. *Further, the rear garden is backed by 2 roads, & adjacent to a commercial unit (general use).*

The design and positioning of the new extraction equipment has been assessed by the Councils Environmental Health officer and subject to conditions regarding noise and odour, the Officer raises no objection.

Highways and Parking: UDP Policy TRN 2 and emerging DPD policy DM TP 2 state that the Council will only permit new development, or changes to it where it can be demonstrated that the transport infrastructure can accommodate it, or be adapted to do so, without creating congestion or traffic hazard on the road network.

Given the limited increase in floor area (which will largely be used for back of house activities) and the sites location within a town centre, area of mixed use and within close proximity to a number of public transport links, it is not considered that the scheme would result in a significant increase in congestion or traffic hazards on the road network.

A segregated area to the rear of the site would comfortably accommodate refuse, recycling and cycle storage requirements.

*Given the commercial nature of the area & ~~adjacent~~,
& nearby boundary treatment to the east, the scheme
will not represent a visually intrusive form of development*

Conclusion: The proposed extensions and alterations would not significantly intensify the use of the site, and are suitably separated from neighbouring properties to ensure the amenity of neighbouring residents would not be unacceptably affected. By reason of the extensions and alterations acceptable design, the proposal would not adversely affect the character and appearance of the existing Building of Townscape Merit or its setting or the area in general and would not have an adverse impact on the highway and parking environment. The proposal is therefore considered to be in accordance Unitary Development Plan (2005) policies BLT 2, 4, 11, 15, 16, 30, TRN 2 and 4, CCE18, Core Strategy (2009) policy CP7 and emerging Development Management Plan (2010) policies DM TC 4, 5, DM HD 3, DM SI 1, DM TP 2, 1 and 5.

Recommendation: Approve

- + Given the yard being able to be used by parking without pp/cay - unreasonable to impose condition regarding how it use.
- From previous history, delivery appears to be made from road side. Given over 8m unutilised size of opening / yard - no objections.