

DCM

PLANNING REPORT

Printed for officer by
Mr George Turner on 19 January 2012

Application reference: 12/0114/HOT
ST MARGARETS, NORTH TWICKENHAM WARD

Date application received	Date made valid	Target report date	8 Week date
17.01.2012	17.01.2012	13.03.2012	13.03.2012

Site:

2 Orchard Road, Twickenham, TW1 1LY,

Proposal:

Demolition of existing coach house and erection of two storey extension to number 2 Orchard Road

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

APPLICANT NAME

Mr S Lear
2 Orchard Road
Twickenham
TW1 1LY

AGENT NAME

Jon Rowlatt
35 Old Queen Street
London
SW1H 9JA

DC Site Notice: printed on 19.01.2012 and posted on 27.01.2012 and due to expire on 17.02.2012

Consultations:

Internal/External:

Consultee

Expiry Date

Neighbours:

205 St Margarets Road, Twickenham, Richmond Upon Thames, TW1 1LU, - 19.01.2012
 4 Orchard Road, Twickenham, Richmond Upon Thames, TW1 1LY, - 19.01.2012
 5 Orchard Road, Twickenham, Richmond Upon Thames, TW1 1LX, - 19.01.2012
 7 Orchard Road, Twickenham, Richmond Upon Thames, TW1 1LX, - 19.01.2012
 3 Orchard Road, Twickenham, Richmond Upon Thames, TW1 1LX, - 19.01.2012
 6 Orchard Road, Twickenham, Richmond Upon Thames, TW1 1LY, - 19.01.2012
 8 Orchard Road, Twickenham, Richmond Upon Thames, TW1 1LY, - 19.01.2012
 10 Orchard Road, Twickenham, Richmond Upon Thames, TW1 1LY, - 19.01.2012
 1 Orchard Road, Twickenham, Richmond Upon Thames, TW1 1LX, - 19.01.2012
 Flat 1, 211-213 St Margarets Road, Twickenham, Richmond Upon Thames, TW1 1LU, - 19.01.2012
 209 St Margarets Road, Twickenham, Richmond Upon Thames, TW1 1LU, - 19.01.2012
 211 St Margarets Road, Twickenham, Richmond Upon Thames, TW1 1LU, - 19.01.2012
 Flat 1, 209 St Margarets Road, Twickenham, Richmond Upon Thames, TW1 1LU, - 19.01.2012
 Flat 2, 209 St Margarets Road, Twickenham, Richmond Upon Thames, TW1 1LU, - 19.01.2012
 Flat 3, 209 St Margarets Road, Twickenham, Richmond Upon Thames, TW1 1LU, - 19.01.2012
 Flat 4, 209 St Margarets Road, Twickenham, Richmond Upon Thames, TW1 1LU, - 19.01.2012
 Flat 5, 209 St Margarets Road, Twickenham, Richmond Upon Thames, TW1 1LU, - 19.01.2012
 Flat 2, 211-213 St Margarets Road, Twickenham, Richmond Upon Thames, TW1 1LU, - 19.01.2012
 Flat 3, 211-213 St Margarets Road, Twickenham, Richmond Upon Thames, TW1 1LU, - 19.01.2012
 Flat 4, 211-213 St Margarets Road, Twickenham, Richmond Upon Thames, TW1 1LU, - 19.01.2012
 Flat 5, 211-213 St Margarets Road, Twickenham, Richmond Upon Thames, TW1 1LU, - 19.01.2012
 Flat 6, 211-213 St Margarets Road, Twickenham, Richmond Upon Thames, TW1 1LU, - 19.01.2012
 Flat 7, 211-213 St Margarets Road, Twickenham, Richmond Upon Thames, TW1 1LU, - 19.01.2012
 Flat 8, 211-213 St Margarets Road, Twickenham, Richmond Upon Thames, TW1 1LU, - 19.01.2012
 Flat 1, 207 St Margarets Road, Twickenham, Richmond Upon Thames, TW1 1LU, - 19.01.2012
 Flat 2, 207 St Margarets Road, Twickenham, Richmond Upon Thames, TW1 1LU, - 19.01.2012
 Flat 3, 207 St Margarets Road, Twickenham, Richmond Upon Thames, TW1 1LU, - 19.01.2012

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

Development Management
Status: GTD
Date:09/06/2004

Application:04/0903
Loft Conversion Involving Rear Dormer.

Development Management
Status: GTD
Date:22/06/2004

Application:04/1449/HOT
Single storey rear extension.

Development Management
Status: WDN
Date:05/10/2005

Application:05/2382/COU
Demolish existing building and construct bed and breakfast building linked to no. 2.

Development Management
Status: WDN
Date:23/02/2006

Application:05/3720/FUL
Proposal to demolish existing coach house and rebuild to form garage and bedroom at first floor level.

Development Management
Status: GTD
Date:07/04/2006

Application:06/0449/FUL
Demolition of existing coach house and rebuild to form garage and bedroom at first floor level to form extension to No 2 Orchard Road

Development Management
Status: PDE
Date:

Application:11/1075/FUL
Demolition of existing derelict coach house and replacement with a single bedroom dwelling.

Development Management
Status: INSFEE
Date:

Application:LJ48STKA6J002
Demolition of existing derelict coach house and replacement with a single bedroom dwelling.

Development Management
Status: PCO
Date:

Application:12/0114/HOT
Demolition of existing coach house and erection of two storey extension to number 2 Orchard Road

Building Control
Deposit Date:
07.05.2004
Reference:
04/0919/BN

Loft conversion

Building Control
Deposit Date:
13.12.2004
Reference:
04/2491/BN

Single storey rear extension and single storey front extension

Building Control

Two storey side extension

Deposit Date:

27.06.2007

Reference:

07/1376/FP

Building Control

Two storey side extension

Deposit Date:

10.09.2007

Reference:

07/1376/FP/1

Building Control

Two storey side extension

Deposit Date:

21.11.2007

Reference:

07/1376/FP/2

Constraints:

Professional Comments:

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): 

Dated: 09-03-2012

20-04-2012

I agree the recommendation:

Team Leader/~~Development Control Manager~~



Dated: ~~29/03/2012~~

26/04/2012

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: R Summers

Dated: 17/5/12

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

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:

File reference: 12/0114/HOT
Address: 2 Orchard Road, Twickenham, TW1.

Site, History and Proposal:

The application site is located on the northern side of Orchard Road and accommodates a two storey end of terrace dwelling. The existing attached derelict garage is located within the CA19 St Margarets Conservation Area.

The following planning history is relevant;

04/0903 – loft conversion involving rear dormer approved 09.06.2004.

04/1449/HOT – single storey rear extension approved 22.06.2004.

05/2382/COU – Demolish existing building and construct bed and breakfast building linked to no.2 withdrawn 05.10.2005.

05/3720/FUL – Proposal to demolish existing coach house and rebuild to form garage and bedroom at first floor level withdrawn 23.02.2006.

06/0449/FUL – Demolition of existing coach house and rebuild to form garage and bedroom at first floor level to form extension to No.2 Orchard Road approved 07.04.2006.

11/1075/FUL – Demolition of existing derelict coach house and replacement with a single bedroom dwelling. Refused 10.02.2012.

The applicant seeks to gain permission to demolish the coach house and erection of two storey extension to No. 2 Orchard Road.

Amendments:

The applicant has realigned the window fenestration detail so it is more centrally located within the two storey side extension.

Letters of representation

Four letters of objection have been received which outlined the following concerns;

- The door in the front elevation appears as if it is to be used as a self contained unit.
- Prefer the existing structure to be retained and refurbished.
- Increased height to create affect to residential amenity
- No front boundary treatment has been shown.
- Orchard Road is heavily parked.
- Design should be in keeping with the remainder of Orchard Road.
- Protect tree located within close proximity to the application site.
- Would the removal of the crossover result in an additional car park for use on Orchard Road.
- Loss of daylight and sunlight in early and late evening of the garden area and back rooms
- Damage to adjoining properties due to demolition of existing structure

Professional comments

The main issues to take into consideration for this proposal are the impact of the design, scale, impact on the character and appearance of the CA19 St Margarets Conservation Area, surrounding area and the amenities enjoyed by neighbours, tree and parking issues.

Design

The principle of the demolition of the coach house has been established, as has the partial use of the site for residential purposes ancillary to the use of the main dwelling house at No. 2 Orchard Road (under planning permission 06/0449/FUL). The proposal is for a similar scale using the same building foot print and is similar in

design with the exception of the fenestration location and detailing than previously approved. However, the location of the window has been altered. The proposal would not be detrimental to the character or appearance of the CA19 St Margarets Conservation Area.

Whilst the proposal includes a front door and for all intents and purposes appears to have the potential to be a self contained unit from the streetscene, a condition and informative would ensure that this use does not occur on the site and the applicant is aware that they would be liable for enforcement action. The insertion of a door in a two storey side extension can be undertaken under permitted development rights and does not require planning permission.

Landscaping details will be secured via condition, which includes a front boundary treatment in order to secure the front garden.

Residential amenity

There would not be a loss of privacy. There are no windows proposed to the rear or side of the dwellinghouse. All fenestration details face onto Orchard Road.

The adjoining properties would not suffer from a loss of daylight or sunlight, nor could it be considered as being over bearing as the proposal maintains a similar built form to the existing derelict garage with a limited increase in height. In addition, the proposal is within the existing building lines of the derelict garage and there are no windows serving habitable rooms within the immediate vicinity that would suffer an undue loss of daylight. The separation distances between the adjoining residential properties on Netherton Road are substantial at 12 metres – 30 metres. There is a 9 metre separation distance between the rear of No. 207 St Margarets Road and the proposed extension.

The proposal is similar in height than the previously approved permission 06/0499/FUL. The garden area of No. 207 St Margaret's Road is located to the east of the application site. As there is an existing building and large tree on the application site some overshadowing of No. 207 already occurs particularly during the late afternoon. Some early morning over shadowing would also occur from the existing building located at No. 207 St Margarets Road. The slight increase in height of 600mm would not have an undue impact to the level of sunlight or daylight to the garden area or other areas of No. 207 due to the existing built relationship, orientation of the site and separation distance. Furthermore, BRE guidelines state that it is recommended that for outdoor amenity areas to appear adequately sunlit throughout the year, at least half of a garden or amenity area should receive at least two hours of sunlight on 21 March. As such, the proposed scheme would not result in an adverse effect on residential amenity.

Trees

Features important to the character, appearance or wildlife must be retained or re-provided. Comments were received from Councils Tree Officer, a mature Ash tree is situated to the east of the existing structure within the garden of No. 207 St Margarets Road (the site plan document plots the tree at 2.5 metres away from the building. Further information is required regarding the trial dig process and a specific foundation design can be provided by a suitably qualified arboriculturalist as part of an Arboricultural Method Statement. It will be necessary for an Arboriculturlist to oversee the trial dig process to determine roots that require retention. Branches of the tree are currently in contact with the existing building, details of facilitative pruning have not been provided. Facilitative pruning will be necessary and can be secured via condition. This can be done in a way that is not of significant detriment to public

visual amenity. There is also a Cypress tree located to the north of the existing structure. No objection is made to its removal. Trees are also present adjacent to the rear garden of the property, the tree protection areas of these trees must be taken into account as the storage of materials within these areas may have damaging consequences through soil compaction. The above can be overcome by conditions and would ensure the trees health. Councils Tree Officer provided comments that the facilitative pruning will need to be undertaken from an adjoining property. However, conditioning the need to obtain the permission of an adjoining property in order to implement planning permission is considered unreasonable in this case.

Parking

The host building No. 2 has not been using the existing Coach House/garage for parking for some years. The coach house is in a dilapidated condition and is incapable of use as a garage. Therefore, the proposal would not result in a displacement of the parking arrangements for the dwelling located at No.2. Therefore the requirement of a parking survey and section 106 agreement of a car club are considered to be onerous as suggested by Councils Transport Planner.

Comments were received regarding refuse, recycling and cycle storage requesting additional information and potentially increasing these facilities. However, as this is an extension to an existing residential property and will not be creating an additional residential unit, these requirements are not necessary. A construction method statement is recommended to be secured via condition with associated informatives.

Other matters

Any potential damage made to adjoining properties as a result of construction work is a civil issue and not a material planning consideration. Building works will have to adhere to building regulations.

The proposed demolition of the existing coach house and erection of a two storey side extension is subservient to the host building and is not excessive in depth and scale and would not have an undue effect to residential amenity or the character and appearance of the CA19 St Margarets Conservation Area. As such, the proposal accords with policy CP7 of the Core Strategy, policies DM DC1, DM DC 5, DM DC 4, DM HD 1 of the Development Management Plan and Councils SPG 'Design guidelines for House Extensions and External Alterations'.

I therefore recommend APPROVAL subject to the following conditions:

Conditions:

- ATO1 – Time limit to 3 years
- BD10 – Sample panel of brickwork
- GD06A – No windows
- DV48 – Approved drawings
- Drawing Nos. 20(01) Rev D3 received 29.02.2012 and Design and Access Statement received 17.01.2012.
- LT01 - Location of trees - Adj' Dev't Sites
- LT16 - Prohibited Activities
- LT14 – Hand excavation only
- LT13 - Protect major Roots - Root Treatment
- LT05 - Soil Compaction~
- LT15 - Site Supervision
- DV24 - Residential-Ancillary Accom'N~
- DV49 – Construction Method Statement

LT09 - Hard and Soft Landscaping Required

Non standard conditions

NSO1 – The windows of the scheme hereby approved shall be white painted timber sliding sash windows and shall remain in perpetuity. REASON: To ensure that the proposed development is in keeping with the existing building(s) and does not prejudice the appearance of the locality.

NSO2 – The rooflights on the scheme hereby approved shall be conservation style, flush with the roof slope with a vertical bar and shall remain in perpetuity. REASON: To ensure that the proposed development is in keeping with the existing building(s) and does not prejudice the appearance of the locality.

NSO3 – Details of the foundations (with particular reference to the foundation method) shall be submitted to and approved in writing prior to the commencement of development on site and shall be constructed in accordance with the details hereby approved. REASON: To ensure satisfactory development and to ensure that the adjacent Ash tree is not adversely affected by the building operation.

Informatives:

COMHO5

-Policy CP7 of the London Borough of Richmond upon Thames Core Strategy Adopted April 2009 and Policies DM DC 1, DM DC 4, DM DC 5, DM HD 1 of the Development Management Plan and SPG 'Design guidelines for House Extensions and External Alterations'.

-Reason for granting permission: The proposal has been considered in the light of the Development Plan, comments from statutory consultees and third parties and compliance with Supplementary Planning Guidance as appropriate. It has been concluded that there is not a demonstrable harm to interests of acknowledged importance caused by the development that justifies withholding planning permission. The demolition of the existing coach house and erection of two storey side extension to No. 2 Orchard Road would not result in a loss of privacy to, neighbouring properties and would not significantly detract from the character and appearance of the building, streetscene or CA19 St Margarets Conservation Area.

- Damage to highway
- Building regs required

Non-standard Informative:

-Please be advised that the use of the hereby approved two storey side extension, as a self contained residential unit requires planning permission. In the event that this use should occur without planning permission you would be liable for enforcement action.

-WASTE COMMENT

Thames Water would advise that with regard to sewerage infrastructure we would not have any objection to the above planning application.

Recent legal changes under The Water Industry (Scheme for the Adoption of private sewers) Regulations 2011 mean that the sections of pipes you share with your neighbours, or are situated outside of your property boundary which connect to a public sewer are likely to have transferred to Thames Water's ownership. Should your proposed building work fall within 3 metres of these pipes we recommend you contact Thames Water to discuss their status in more detail and to determine if a building over / near to agreement is required. You can contact Thames Water on 0845 850 2777 or for more information please visit our website at www.thameswater.co.uk

WATER COMMENT

On the basis of information provided, Thames Water would advise that with regard to water infrastructure we would not have any objection to the above planning application.

-Care should be taken to ensure that no **damage is caused to the public highway** adjacent to the site during demolition and (or) construction. The Council will seek to recover any expenses incurred in repairing or making good such damage from the owner of the land in question or the person causing or responsible for the damage.

You are recommended to prepare a survey, including photographs, of the condition of the adjacent public highway, including pavement, which should be agreed with the Local Highway Authority prior to the commencement of work to ensure that damage to the highway is prevented or repaired. Otherwise you and/or your contractor, may be held responsible for any damage found on completion of the works.

If the pavement is already broken or damaged you should contact Traffic and Transport, London Borough of Richmond upon Thames, 44 York Street, Twickenham TW1 3BZ (Telephone 0845 612 2660 and email streetcare@richmond.gov.uk) to arrange a joint inspection of the footway before work commences.

A highways application must be made for changes to the crossover and these changes will be done at the applicants cost.

The permission hereby granted shall not be construed as authority to carry out **works on the publicly maintained highway**. The applicant is advised that all such works must be carried out by the Council's own appointed contractor following approval from Highways Management Group, London Borough of Richmond upon Thames, 44 York Street, Twickenham TW1 3BZ or highwaysandtransport@richmond.gov.uk. Further details and application forms can be obtained from the Civic Centre by telephoning 0845122660 or online [http://www.richmond.gov.uk/home/transport and streets/road and pathway maintenance/crossovers.htm](http://www.richmond.gov.uk/home/transport%20and%20streets/road%20and%20pathway%20maintenance/crossovers.htm) . Application forms must be accompanied by a copy of the planning consent to which the application relates and the relevant part of the approved drawing. The cost of these highway works will be charged to the applicant.