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PLANNING REPORT

Printed for officer by
Ms Kreena Patel on 12 February 2014

Application reference: 14/0336/FUL
TWICKENHAM RIVERSIDE WARD

Date application received	Date made valid	Target report date	8 Week date
31.01.2014	12.02.2014	09.04.2014	09.04.2014

Site:

71 Richmond Road, Twickenham, TW1 3AW,

Proposal:

Erection of two storey extension to existing building to provide additional floor space to the ground floor and 3 new maisonettes above. Alteration to existing flat on the first floor to convert and extend to provide 2 maisonettes. Erection of 1.5 storey side extension to provide separate access to proposed residential dwellings

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

APPLICANT NAME

Mr B Chisholm
C/O Lewis & Co Planning

AGENT NAME

Mr Luke Carter
2 Port Hall Road
Brighton
East Sussex
BN1 5PD
United Kingdom

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

Consultations:

Internal/External:

Consultee

14D POL
LBRUT Transport
LBRUT Trees Preservation Officer
LBRUT Environmental Health
14D Urban D

Expiry Date

26.02.2014
26.02.2014
26.02.2014
26.02.2014
26.02.2014

Neighbours:

43 Orleans Court, Seymour Gardens, Twickenham, TW1 3AP, - 12.02.2014
68D Richmond Road, Twickenham, TW1 3BE - 12.02.2014
68C Richmond Road, Twickenham, TW1 3BE - 12.02.2014
70B Richmond Road, Twickenham, TW1 3BE - 12.02.2014
Makan Makan, 69 Richmond Road, Twickenham, TW1 3AW, - 12.02.2014
70C Richmond Road, Twickenham, TW1 3BE - 12.02.2014
70A Richmond Road, Twickenham, TW1 3BE - 12.02.2014
44 Orleans Court, Seymour Gardens, Twickenham, TW1 3AP, - 12.02.2014
42 Orleans Court, Seymour Gardens, Twickenham, TW1 3AP, - 12.02.2014
40 Orleans Court, Seymour Gardens, Twickenham, TW1 3AP, - 12.02.2014
38 Orleans Court, Seymour Gardens, Twickenham, TW1 3AP, - 12.02.2014
36 Orleans Court, Seymour Gardens, Twickenham, TW1 3AP, - 12.02.2014
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21 Orleans Court, Seymour Gardens, Twickenham, TW1 3AP, - 12.02.2014
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15 Orleans Court, Seymour Gardens, Twickenham, TW1 3AP, - 12.02.2014
 13 Orleans Court, Seymour Gardens, Twickenham, TW1 3AP, - 12.02.2014
 10 Orleans Court, Seymour Gardens, Twickenham, TW1 3AP, - 12.02.2014
 8 Orleans Court, Seymour Gardens, Twickenham, TW1 3AP, - 12.02.2014
 6 Orleans Court, Seymour Gardens, Twickenham, TW1 3AP, - 12.02.2014
 4 Orleans Court, Seymour Gardens, Twickenham, TW1 3AP, - 12.02.2014
 2 Orleans Court, Seymour Gardens, Twickenham, TW1 3AP, - 12.02.2014
 72A Richmond Road, Twickenham, TW1 3BE, - 12.02.2014
 73 Richmond Road, Twickenham, TW1 3AW, - 12.02.2014
 69 Richmond Road, Twickenham, TW1 3AW, - 12.02.2014
 41 Orleans Court, Seymour Gardens, Twickenham, TW1 3AP, - 12.02.2014
 39 Orleans Court, Seymour Gardens, Twickenham, TW1 3AP, - 12.02.2014
 37 Orleans Court, Seymour Gardens, Twickenham, TW1 3AP, - 12.02.2014
 35 Orleans Court, Seymour Gardens, Twickenham, TW1 3AP, - 12.02.2014
 34 Orleans Court, Seymour Gardens, Twickenham, TW1 3AP, - 12.02.2014
 32 Orleans Court, Seymour Gardens, Twickenham, TW1 3AP, - 12.02.2014
 30 Orleans Court, Seymour Gardens, Twickenham, TW1 3AP, - 12.02.2014
 28 Orleans Court, Seymour Gardens, Twickenham, TW1 3AP, - 12.02.2014
 26 Orleans Court, Seymour Gardens, Twickenham, TW1 3AP, - 12.02.2014
 24 Orleans Court, Seymour Gardens, Twickenham, TW1 3AP, - 12.02.2014
 22 Orleans Court, Seymour Gardens, Twickenham, TW1 3AP, - 12.02.2014
 20 Orleans Court, Seymour Gardens, Twickenham, TW1 3AP, - 12.02.2014
 18 Orleans Court, Seymour Gardens, Twickenham, TW1 3AP, - 12.02.2014
 16 Orleans Court, Seymour Gardens, Twickenham, TW1 3AP, - 12.02.2014
 14 Orleans Court, Seymour Gardens, Twickenham, TW1 3AP, - 12.02.2014
 12 Orleans Court, Seymour Gardens, Twickenham, TW1 3AP, - 12.02.2014
 11 Orleans Court, Seymour Gardens, Twickenham, TW1 3AP, - 12.02.2014
 9 Orleans Court, Seymour Gardens, Twickenham, TW1 3AP, - 12.02.2014
 7 Orleans Court, Seymour Gardens, Twickenham, TW1 3AP, - 12.02.2014
 5 Orleans Court, Seymour Gardens, Twickenham, TW1 3AP, - 12.02.2014
 3 Orleans Court, Seymour Gardens, Twickenham, TW1 3AP, - 12.02.2014
 1 Orleans Court, Seymour Gardens, Twickenham, TW1 3AP, - 12.02.2014
 72 - 74 Richmond Road, Twickenham, TW1 3BE, - 12.02.2014
 68B Richmond Road, Twickenham, TW1 3BE, - 12.02.2014
 68 Richmond Road, Twickenham, TW1 3BE, - 12.02.2014
 68A Richmond Road, Twickenham, TW1 3BE, - 12.02.2014
 42 Seymour Gardens, Twickenham, TW1 3AR, - 12.02.2014
 75 Richmond Road, Twickenham, TW1 3AW, - 12.02.2014
 45 Seymour Gardens, Twickenham, TW1 3AR, - 12.02.2014
 31 Haggard Road, Twickenham, TW1 3AL, - 12.02.2014
 26 Seymour Gardens, Twickenham, TW1 3AR, - 12.02.2014

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

Development Management

Status: GTD

Date: 28/05/1987

Application: 87/0729

Formation of glazed door opening to allow access to the rear beer garden, with internal alterations (Toilet) and new boiler enclosure externally.

Development Management

Status: REF

Date: 13/04/2007

Application: 07/0604/FUL

Installation of wall mounted awning and floor mounted, metal framed, glazed wind screens within the front patio area to the main frontage.

Development Management

Status: GTD

Date: 26/04/2007

Application: 07/0777/FUL

Installation of two 3040mm high, 4000 x 4000mm ground fixed jumbrellas incorporating heat and light. Installation of new paving at front.

Development Management

Status: GTD

Date: 17/08/2010

Application: 10/1786/FUL

Proposed two wooden garden gazebos to rear corner of the pub beer garden.

Development Management
Status: GTD
Date:01/10/2013

Application:13/1394/FUL

Erection of a ground floor single storey extension to the rear garden area and a one and a half storey side extension.

Development Management
Status: PCO
Date:

Application:14/0336/FUL

Erection of two storey extension to existing building to provide additional floor space to the ground floor and 3 new maisonettes above. Alteration to existing flat on the first floor to convert and extend to provide 2 maisonettes. Erection of 1.5 storey side extension to provide separate access to proposed residential dwellings

Appeal
Validation Date:
10.07.2007
Reference:
07/0091/AP/REF

Installation of wall mounted awning and floor mounted, metal framed, glazed wind screens within the front patio area to the main frontage.

Constraints:

Professional Comments:

SEE REPORT ATTACHED.

Recommendation:

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

YES

I therefore recommend the following:

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

Case Officer (Initials): *RON*

Dated: *01/04/14*

I agree the recommendation:

[Signature]

Team Leader/Development Control Manager

Dated:

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: *[Signature]*

Dated: *01/04/14*

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:

DELEGATED REPORT

14/0336/FUL

The Old Anchor PH, 71 Richmond Road, Twickenham TW1 3AW

Development Plan Policies:

Local Development Framework Core Strategy 2009: CP1, CP2, CP7, CP14 and CP15
Local Development Framework Development Management Plan 2011: DM SD1; DM SD2; DM HO1, DM HO2; DM HO4; DM HO6; DM TP2; DM TP6; DM TP7; DM TP8; DM HD1; DM HD3; DM DC1; DM DC5 and DM6

Supplementary Planning Guidance:

Supplementary Planning Guidelines (SPG) - "House Extensions & External Alterations"
Design Quality SPD (February 2006)
Residential Development Standards SPD (March 2010)
Small & Medium Housing Sites SPD (February 2006)
Sustainability Construction Checklist SPG (August 2006)

Site, History and Proposal:

The application site relates to an established public house located on the corner of Richmond Road and Seymour Gardens. The application building is not listed nor is it currently designated a Building of Townscape Merit (BTM) however the site has been identified as of local importance and is currently on the list of buildings to be designated as BTMs. The site is not located within a conservation area however the Twickenham and Riverside conservation area is located opposite the site to the southeast.

The surrounding area to the rear and side of the pub is characterised by residential development of various scales and designs. The uses along Richmond Road are more varied with commercial uses located at street level and some flatted developments located above the ground floor commercial premises.

The most recent and relevant planning history is as follows:

- Planning permission was granted at Planning Committee in September 2013 (Ref: 13/1394/FUL) for the Erection of a ground floor single storey extension to the rear garden area and a one and a half storey side extension.
- Planning permission was granted (Ref: 10/1786/FUL) for the proposed two wooden garden gazebos to rear corner of the pub beer garden in August 2010.
- Planning permission was granted (Ref: 07/0777/FUL) for the installation of two 3040mm high, 4000 x 4000mm ground fixed jumbrellas incorporating heat and light. Installation of new paving at front. Permission was granted in April 2007.
- Planning permission was refused in April 2007 (Ref: 07/0604/FUL) for the installation of wall mounted awning and floor mounted, metal framed, glazed wind screens within the front patio area to the main frontage. The reason for the refusal was by reason of their prominent siting, size, scale and design, would represent a visually intrusive form of development, that would appear unduly prominent and result in unacceptable clutter. The proposal would thereby be

detrimental to the character and appearance of the building and streetscene in particular, and the setting of the adjoining conservation area and nearby buildings of townscape merit. The decision was appealed with the Planning Inspectorate and dismissed in November 2007.

- Planning permission was granted in May 1987 (Ref: 87/0729) for the formation of glazed door opening to allow access to the rear beer garden, with internal alterations (Toilet) and new boiler enclosure externally.

Proposal:

Erection of two storey extension to existing building to provide additional floor space to the ground floor and 3 new maisonettes above. Alteration to existing flat on the first floor to convert and extend to provide 2 maisonettes. Erection of 1.5 storey side extension to provide separate access to proposed residential dwellings

Public and Other Representations:

Nine letters of representation have been received from the neighbouring properties, who raise the following issues:

- The application provides excessive bulk and the extension will dominate the original building and so is contrary to DM DC1 6.1.4 and 6.1.6 and DM HO3.
- Impact on the designated Buildings of Townscape Merit and surrounding Conservation Area.
- The proposal would create significant overlooking and loss of privacy from the terrace and full length glazed windows. All 4 maisonettes will be overlooking 73 Richmond Road from their internal and external areas, with 2 of the maisonettes having a direct view into the property on both floors.
- Small garden of 73 Richmond Road will also be directly overlooked by the glazed doors/windows and terraces resulting in a loss of privacy contrary to policy DM DC5 and DM DC6
- A condition U63668 was attached to prevent the flat roof area extension being used as a terrace or external amenity on previous permission (Ref: 13/1394/FUL) thus preventing any overlooking
- 5 residential properties are being created which are completely separate from the pub for which no parking is provided on site therefore contrary to DM TP8.
- This is an over development of this site.
- Reduction in the kitchen space would make the pub unviable.
- Negative impact on visual amenity, loss of light and loss of privacy.
- Out of keeping with the surrounding buildings

- Living areas of 4 units fall below baseline in Mayor's Housing SPG

Professional comment:

The main issues associated with this application are a) Impacts on character and appearance on the surrounding area, the host property and the adjoining Building of Townscape Merit (BTM) in terms of design; b) Affordable Housing; Housing mix and standards; c) Planning Obligations Strategy and Other Payments; d) Impacts on neighbouring amenity; e) Impacts of transport and parking and f) Sustainability issues. These shall be dealt with in turn.

a) Impacts on character and appearance on the surrounding area; host property and the adjoining Buildings of Townscape Merit (BTM) in design terms

The National Planning Policy Framework advises the Government attaches great importance to the design of the built environment stating that developments should be visually attractive as a result of good architecture. Good design is a key aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people.

Policy CP7 requires all new development to recognise distinctive local character and contribute to creating places of a high architectural and urban design quality that are well used and valued.

Policy DM HD3 seeks to preserve and enhance Building of Townscape Merit (BTM) by protecting their significance, character and setting. Alterations and extensions should be based on an accurate understanding of the structure and respect the architectural character and detailing of the original building.

Policy DM DC1 of the DMP 2011 states that new development must be of a high architectural and urban design quality. Development must be inclusive, respect local character including the nature of a particular road, and connect with, and contribute positively, to its surroundings based on a thorough understanding of the site and its context. Particular regard should be had to the compatibility with local character and detailing and materials. Paragraph 6.1.6 further identifies that where a building or plot is part of an existing pattern of development with an identifiable and consistent form, there will be a presumption against its replacement with a unit or units which do not reflect the prevailing pattern of development and local character

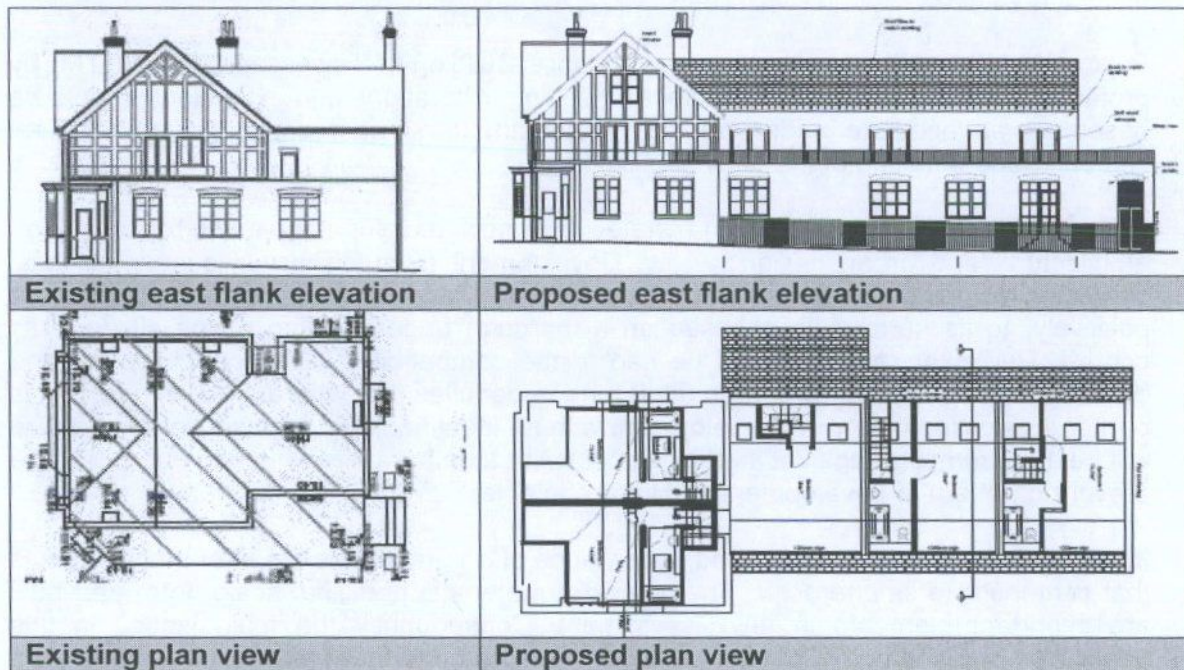
In such locations the character and appearance of an area is the result of many aspects that contribute to its character. The quality of materials, detailing, scale, form and bulk are important elements in any assessment. Consequently the main issues in this application are whether or not the proposal preserves or enhances the surrounding area and the adjoining BTMs, or at the worst have a neutral effect on such an area. In assessing such an application it is important to look at the character of the area as a whole; the immediate streets and the host property itself.

Council guidance contained in the "House Extensions and External Alterations SPG" states that the continuity of the whole is an important feature. The essence of visual success is to look at the street as a whole, and through an appreciation of the original design and construction and blend new work into the existing property.

The rear extension is a significant additional to the original for and appears as more of an after thought rather than a treatment that blends with the existing fabric. The retention of the original is an important concept, as whilst some properties can be extended, this should not be at the expense of the original host unit.

The large rear first floor extension would not accord with the Councils SPG given that it would dominate the rear of the host property and is visible from a number of public vantage points. Furthermore the two storey element coupled with the gabled roof would provide an excessively bulky feature at the site which is considered imposing and not subservient to the host property, particularly given the prominent position within the public realm particularly from the side and the rear.

The two storey element provides additional mass and bulk which effectively increases the floorspace of the host property at the upper floor level significantly. Whilst it is acknowledged that the ground floor element has been increased through the granting of planning permission (Ref: 13/1394/FUL) this is considered the maximum that the host property could accommodate. Given the plot size of the existing property the increased mass of the proposal and the design appears to create a large and visually dominant form of development that is not considered subservient to the host property in this respect as shown in Figure 1 below.



The upper floor element has little relationship with the host property, and thus the extension is not considered subordinate to the host property and thus inappropriate at this site.

The Councils Urban Design and Conservation Team have been consulted as part of the application and have indicated that the property is located in close proximity to a Building of Townscape Merit (BTM) and a conservation area. Also the property is currently on their list of potential new BTMs. Given it is on a prominent corner site it is considered that the property forms an important link between the main road and the residential area.

The building has an interesting roofscape and the both elevations, including the return, have detailing of quality. Whilst the ground floor extension has been found acceptable through the previous permission (Ref: 13/1394/FUL) the proposed footprint at the upper floors is of concern as the site would almost entirely be built up, which would negatively effect the balance of open space to built space in the locality and would harm the setting of the building. The Urban Design and Conservation Team would also object to the removal of chimneys which are a distinctive element to this building.

Whilst the design of the additional storey appears to have been as a response to the existing flat at the first floor level, and has attempted to "blend" in with the existing units. In general the design of the proposal is considered utilitarian and the alignment first floor fenestration have a poor relationship with the host property. As a result, the application has sought to create terraced areas above the ground floor element the incorporation of these terraces/balconies and associated railings will provide additional items, clutter and details not found in this location.

The Council accepts that the provision of the terraces/balconies may have been added in response to providing private amenity space in accordance with the Mayors Housing Design Guide and the Councils Residential Development Standards SPD, however these should not be to the detriment of any loss privacy, both actual and perceived from neighbouring properties which is assessed at point (d) below. The introduction of the balconies on this elevation is not considered to harmonize with the existing building creating a new rhythm and relationship within the area. Furthermore it is considered that the introduction of the terraces/balconies on this elevation would harm to the visual amenity, context and character of the host property and the surrounding area.

Therefore, by reason of the mass, bulk, scale, form, appearance and design, the extension proposed is not considered to respect the proportions and form of the host and adjacent buildings, and dominates and detracts from the character and appearance of the host property. Subsequently in terms of design the development is not considered in accordance with the policy CP7 of the Core Strategy 2009 and policies DM HD3, DM DC1 and DM DC6 of the DMP 2011.

b) Affordable housing, Housing mix and standards

Policy DM HO2 sets out criteria for infill development and the residential standards are set out in Policy DM HO4 and the Residential Development Standards SPD. If relevant policies can be satisfied, the creation of additional residential units above existing residential use is in principle considered in accordance with Policies CP1 and CP14, bringing additional units within this town centre location.

Policy CP14 of the Core Strategy indicates that density of residential proposals should be taken into account and the need to achieve maximum intensity compatible in the local context, whilst respecting quality, character and amenity of the existing neighbourhood.

Policy DM HO4 states that development should generally provide family accommodation, except within town centres where a higher proportion of small units would be acceptable. The housing mix should be appropriate to the location. All new residential development including conversions are required to meet with the external and internal space standards. These requirements are further set out in the Residential

Development Standards SPD, particularly in terms of baseline standards, amenity space, and outlook etc.

It is important to consider residential amenity in regards to the future occupiers of the development. The Council has published a supplementary planning document 'Residential Standards' which has been subject to public consultation and supports the Core Strategy. Further the Mayor of London has published a document 'London's Housing Design Guide' which has also been subject to public consultation.

The Residential Development Standards SPD states that 1 bedroom units should have a net internal floor space of 45sqm and that 2 bedroom units should have a net internal floor space of 60sqm with kitchen/dining/living space of 22sqm and 24sqm respectively. The proposed floor space of the units are as follows:

Unit	Internal Floor Space	Meets baseline?	Kitchen/dining/living	Meets baseline?
1 (2 bed)	50sqm	✘	17sqm	✘
2 (2 bed)	50sqm	✘	17sqm	✘
3 (1 bed)	58sqm	✓	18.5sqm	✘
4 (1 bed)	60sqm	✓	26.7sqm	✓
5 (2 bed)	66sqm	✓	18.5sqm	✘

The emphasis of the current DM DPD is on building houses suitable for families rather than more flats, and the document contains policies that require standards of internal and external space. It is recognised that adequate space in the home has an effect on health, diversity and community cohesion and that insufficient space provision in the housing stock will therefore impact on local services. It is an important issue in the borough given the scarcity of housing land supply and particularly to prevent sub-standard accommodation in small units in the private rented sector.

Only Unit 4 is above both the baseline standards as stated in the Residential Development Standards SPD. Furthermore, given that the figures have accounted for areas such as storage areas; built in cupboards and utility units it is considered that all the units of the development are lacking the adequate living standards for the future residents. Therefore whilst a net gain in residential units could be welcomed, there are significant concerns about the standard of residential accommodation proposed as it appears the Council's baseline standards set out in the SPD have not been addressed.

The SPD further indicates that a minimum of 5sqm for outdoor amenity space should be provided for a 1-2 person dwelling, plus an additional 1sqm for each additional occupant resulting in the need for 28sqm at the host site. Given the current layout at the site (given the extant permission Ref: 13/1394/FUL) particularly at the ground floor level there is little scope for the provision of any private outdoor amenity space.

Paragraph 5.1.25 of policy DM HO4 indicates that in town centres usable roof terraces, roof gardens and balconies should be considered in order that amenity standards can be met. The proposed balconies provide in excess of 75sqm and thus given the location of the application site, it is considered that this is the only external amenity space that could be accommodated in this particular location. However the incorporation of

balconies/terraces in this location would be considered out of keeping, and could create a loss of privacy which would result in an unneighbourly form of development. Thus would need to be considered as an exception to policy.

Policies CP15 and DM HO6 set out the framework to require contributions to affordable housing from all small sites. The Council's suggested approach to calculating affordable housing would be based on the principle set out in Policy DM HO6 of capturing the subsidy that a developer would have put in, had the scheme been for affordable housing, further details are set out in the Affordable Housing SPD.

There are 5 maisonettes proposed and given that there is now an independent access to the first floor 3 bed flat above the pub, it removes any restriction that it would only be occupied by someone associated with the management of the public house. Nevertheless the existing residential floorspace to the front at first floor that will be retained and incorporated into two new units, which are also extended into new floorspace at second floor. To the rear at first floor there will be a further three units, enabled largely by the two storey extension, also extending into new floorspace at second floor.

As the Council's approach to seeking off-site contributions from small site conversions where there is no loss of employment floorspace is due to be clarified in an amended Affordable Housing SPD it should not be sought from the element of existing floorspace at this date. For simplicity, the LPA suggests this should not be sought from the units proposed to the front (albeit some new floorspace is created at second floor).

The affordable housing policy requirement should be sought from the new build floorspace created by extensions which for simplicity the LPA suggests should equate to the maisonettes proposed to the rear - 1 x 2 bed, 2 x 1 bed. The contribution that would be sought would therefore be discounted to represent 15% affordable housing, given this part of the proposal is to create 3 units.

The applicant may wish to look at the variables and assumptions used, or if there are significant issues of viability to raise, then financial appraisal information would need to be submitted and the Council is likely to require this to be independently verified. The open market values suggested are used in this calculation as a notional figure, however for a viability appraisal this should be evidenced by market research.

To date there has been neither information submitted in regard to an affordable housing contribution nor any viability information. Given the lack of evidence provided to ascertain whether the contribution sought by the Council is viable and satisfy Policy DM HO6 this would form a ground for refusal.

c) Planning Obligations Strategy and Other Payments

Under the Town and Planning Act 1990, Planning Obligations may be sought when planning conditions are inappropriate to ensure and enhance the quality of development and to enable proposals that might otherwise have been refused to go ahead in a sustainable manner. The applicant would need to agree to enter into a Section 106 agreement, securing the following planning obligations:

PRIVATE UNITS								
Beds	Houses				Flats			
	1	2	3	4	1	2	3	4
PROPOSED					2	3		
EXISTING						1		
net					2	2		
gross					2	3		

REF NO	14/0336/FUL
SITE ADDRESS	The Old Anchor

AFFORDABLE UNITS								
Beds	Houses				Flats			
	1	2	3	4	1	2	3	4
PROPOSED								
EXISTING								
net								
gross								

COMMERCIAL USES B1, A1, A2, A3, A4 or A5		
	Amount of floor space proposed sq.m.	Existing sq.m. total
B1		
A1		
A2		
A3,A4,A5		

PUBLIC OPEN SPACE DEFICIENT? (Y=Yes, N=No)	N	PTAL	4
PACE PROVIDED ON SITE ? (Y=Yes, N=No)	n	(Public Transport Accessibility Level)	
NORTH OR SOUTH OF THE RIVER? (N or S)	N		

Enter the number of residential units proposed and existing, and the number of square metres of commercial floorspace proposed and existing, in the appropriate boxes. The PROVISIONAL Planning Obligation Strategy contribution will display in the RESULTS -	RESULTS		
	TRANSPORT		
	PUBLIC REALM		
	HEALTH		
	EDUCATION	£6,558.00	Primary
5% Management	£327.90	£4,003.00	£2,555.00
TOTAL DUE	£6,885.90		

The money should be paid prior to occupation of the units. To date there has been no agreement from the applicant to the obligations and no legal agreement has been signed. This legal agreement should secure the following contributions:

- Education - £6,558.00

The contribution would be used for two new free schools that are currently at application stage with the Department of Education for consideration in the Twickenham area.

- 5% Management - £327.90

Where a planning obligation is considered appropriate, the local planning authority will specify the use of contributions to ensure that they are applied towards provision or improvement of specific services, facilities and/or infrastructures. Where the obligation requires compliance checks, monitoring, project management and implementation through the Council and its service areas, then an appropriate project management cost not exceeding 5% (2% compliance and monitoring; 3% project management and implementation work) will be applied in addition to any standard fees incurred in implementation e.g. legal, design and supervision costs.

The application would also be liable for the Mayoral CIL and the application has not been accompanied CIL form at this stage,

d) Impacts on neighbouring amenity

Policy DM DC5 seeks to ensure that the design and layout of buildings is sufficient to ensure that adjoining land or properties are protected from unreasonable loss of privacy, pollution, visual intrusion, noise and disturbance.

Policy DM DC6 encourages purpose built balconies or terraces on new residential units providing that they allow adequate circulation, do not impinge on neighbouring privacy and screen stored items from view.

The additional storeys at the site are considered too bulky for the proposed site and as such do not preserve or enhance the local character and appearance of the area or the setting of the nearby BTM. In considering the scheme regard needs to be had to the visual impacts of the scheme and the impact in terms of privacy and impact on residential amenity.

The scheme contains additional windows in the upper floors on the east and west elevations. These windows are between 16.0m and 18.0m from the properties located on the east side of Seymour Gardens. The Councils Supplementary Planning Guidance contained in the Small & Medium Housing Site SPG seeks a 20m gap as a minimum between facing windows, however the SPG further states that *"in defining layout it is important that new development does not infringe on the privacy, daylight and sunlight of adjacent properties not that of the intended occupiers. To make sure that the privacy of occupiers is respected the windows of main facing habitable rooms (reception rooms, dining-kitchen and bedrooms) should preferably be no less than 20m apart. Where principal windows face a wall that contains no windows or those that are occluded separation distances can be reduced to 13.5m."*

The current distances are considered contrary to the Councils SPG, which seeks the 20m gap as a minimum and whilst it was acknowledged that a permission could be conditioned to provide obscured glazing in these windows, it is considered that this would create a bleak outlook for any future occupiers given that the serve living areas such as lounges and kitchens.

Furthermore the application proposes additional balconies/terraces on the east flank elevation also fronting the properties in Seymour Gardens. The Council accepts that the provision of the balconies may have been added in response to providing private amenity space in accordance with the Mayors Housing Design Guide and the Councils Residential Development Standards SPD, however these should not be to the detriment of any loss privacy, both actual and perceived from neighbouring properties. Whilst it is acknowledged that the proposed balconies to the flank will not result in pollution or visual intrusion, the issue is the impact on privacy both perceived and actual.

Currently the host property does have an outlook on the surrounding properties from first floor level. However, the addition of the further large amenity areas would create a further concern in regard to levels of actual and perceived overlooking on the surrounding area.

It is normally accepted that the loss of privacy in a back gardens is a material consideration and the perception of overlooking from a high level balcony can be particularly intrusive. The Council acknowledges that in an urban area there tends to be a degree of common overlooking and that is a normal expectation. However the current proposal will result in a significant and unreasonable increase in overlooking both actual and perceived to the amenity spaces of the existing residential properties at the east, west and rear of the site. The pattern of use of a balcony is likely to result in greater overlooking and loss of privacy and in the Councils view as a matter of fact and degree such overlooking will be exacerbated to an unacceptable degree. Furthermore it is not

considered that the harm resulting from overlooking could be addressed by privacy screens as these would be likely to result in further harm to the character of the host building.

Given that the ground floor is to remain as a public house there is currently no information is regard to any ducting required at the public house to prevent unacceptable risks from pollution. As such new development must be appropriate for its location and the effects of pollution on the amenity mitigated to an acceptable level. Information needs to be provided to avoid noise from giving rise to significant adverse impacts on health and quality of life as a result of new development.

There is potential for loss of amenity to new occupiers of the proposed development due the following pollution issues detailed below. There is no indication on the drawings if there is an existing kitchen extraction system and where this terminates and it is considered that an acoustic report and odour control scheme of works must be provided before first occupation of the proposed development.

As a result the proposal by reason of its siting, mass, scale and introduction of balconies would represent a visually intrusive and unneighbourly form of development that would be unacceptably harmful to the amenities of neighbouring occupants. The proposal is thereby contrary to policies DM DC5 and DM DC6 of the Development Management Plan 2011 and policy CP7 of the Core Strategy 2009 and would fail to comply with the aims and objectives of the relevant SPG.

e) Impacts of transport and parking

Policy DM TP2 states that the impact of new development on the transport network will be assessed against other plan policies and transport standards. The policy indicates that it is necessary to consider the impact of any new development on the existing wider and local transport network for all modes, how it links to the network, impacts on highway safety, the impact of parking and servicing, and with larger developments what provision has been made for the movement and parking of vehicles.

Policy DM TP7 states that new developments should provide appropriate cycle access and sufficient and secure cycle parking facilities. The cycle parking standards indicate that the site should accommodate 6 cycle spaces at the site. The proposal indicates that there will be 6 additional cycle spaces provided at the first floor level within weatherproof, secure, enclosed and hooped bike stores. Whilst concerns have been raised in terms of access to the first floor with a cycle, it is considered that the scheme would accord with the cycle policy in this regard.

While Policy DM TP8 seeks to ensure that developments provides an appropriate level of off street parking to avoid an unacceptable impact on on-street parking conditions and local traffic conditions, this policy and CP5 advises that in higher PTAL areas, and in Twickenham town centre car free housing will be required. The application site has a PTAL of 4, and is located within the Central Twickenham Community Parking Zone (CPZ) Zone D that operates Monday – Saturday 8.30am – 6.30pm. However, Seymour Gardens is the last road in this CPZ and CPZ Area S commences which is operational Mon-Fri 10.0am-4.30pm.

It is acknowledged that the site has a PTAL of 4 good and there is no onsite parking proposed. As such any application would need to be supported by an overnight car

parking survey to ascertain the level of on street parking attributed to residents. This would be particularly pertinent to the roads in CPZ S which have a much shorter operational time and not at all at weekends.

The Transport Team has been consulted in respect to this application and currently objects to the proposal as it is increasing the number of private flats at this location without an on street parking survey to show that the local roads would be able to absorb any overspill parking from the development at a time when local residents are at home.

Further items that would need to be addressed are:

- The existing crossover would have to be reduced to 1.0m to allow refuse/recycling bins to be collected. This will be done at cost to the applicant and must be shown on plan. This will also improve pedestrian access at this location.
- Details of the method of delineation of the private forecourt on Richmond Road and Seymour Gardens is required.
- A S.106 agreement will be required removing access to resident permits and contracts in council run car parks.
- A construction method statement would also be required.

Given that there is no information or parking surveys have been undertaken in respect to the impacts on parking nor has there been any agreement to a Section 106 agreement removing parking permits the application at this stage is not considered to meet the requirements of the relevant policies of the Development Management Plan.

f) Sustainability issues.

Policy CP1 states that extensions and conversions are required to conform to the sustainable construction checklist, including the requirement to meet BREEAM level 'Excellent' for extensions and conversions. Policy CP2 requires all new development to achieve a reduction in carbon dioxide emissions by 20% from on site renewable energy generation.

Policy DM SD1 of the DMP 2011 states that new homes must meet Code for Sustainable Homes Level 3. Furthermore new homes must achieve a minimum 40% reduction in carbon dioxide emissions over Building Regulations and should be accompanied by a Sustainable Construction Checklist. Policy DM SD2 states that new development to conform to Sustainable Construction Checklist & SPD and maximise opportunity for renewable energy; reduce carbon dioxide; use low carbon technologies and where feasible include a contribution from renewable sources.

To date there has been no information submitted in respect to a completed Sustainable Construction Checklist, Energy Statement or BREEAM pre-assessment by the applicant. Therefore it hasn't been satisfactorily demonstrated that the proposal would meet with the relevant policies.

Conclusion:

The proposed alterations are considered extensive and the proposed extension overwhelms the original proportions, scale and character of the host building and is considered to be an over development at the site and represents an unneighbourly form of development. Furthermore, the mass, scale and design, the extension proposed is not considered to respect the proportions and form of the host and adjacent buildings, and dominates and detracts from the character and appearance of the host property.

The proposed balconies at the rear of the site would constitute an unneighbourly form of development, resulting in unreasonable overlooking to the detriment of the amenity of the surrounding area.

Furthermore, given the lack of information in respect to affordable housing contributions; impacts on local infrastructure; sustainability; impacts on parking and CIL contributions, coupled with the absence of any agreed legal agreement is considered contrary to policies CP1, CP2, CP7, CP14 and CP15 of the Core Strategy 2009; policies DM SD1; DM SD2; DM HO1, DM HO2; DM HO4; DM HO6; DM TP2; DM TP6; DM TP7; DM TP8; DM HD1; DM HD3; DM DC1; DM DC5 and DM6 of the Development Management Plan 2011; and guidance contained in the House Extensions & External Alterations (SPG); Design Quality SPD; Residential Development Standards SPD; Small & Medium Housing Sites SPD and the Sustainability Construction Checklist SPG.

I therefore recommend **REFUSAL**.