

PLANNING PERMISSION/LISTED BUILDING CONSENT
CONSERVATION AREA CONSENT

Contact: Miss L Graham

Extn.:

Ward:
App Rec'd: 05/01/2004

APPLICANT: JESSICA BRAY
14 TURNER AVENUE
TWICKENHAM
TW2 5LT

AGENT:
Site: 14 TURNER AVENUE
TWICKENHAM

Proposal: PROVISION OF VEHICULAR ACCESS AND HARDSTANDING.

*N.B. Drawing 03
(with orange colour)
to be attached to decision
& sent to applicant.*

* EH may direct		Full Planning	✓
Decision by R.U.T.	✓	Outline	
Listed Building Consent		Other	
C.A. Consent		Council	Committee
RECOMMENDATION:	<input checked="" type="radio"/> APPROVE/ CONSENT	<input type="radio"/> REFUSE	<input type="radio"/> OTHER <input type="radio"/> ENFORCEMENT/ COURT ACTION
Prepared by <i>Laura Graham</i>	Submitted for decision by		
Date: <i>8/3/04</i>	PLANNING AND TRNSPT COMMITTEE	PLANNING SUB-CITTEE	<input checked="" type="radio"/> DELEGATED POWERS
TEAM LEADER	Agreed		
Date:	Date:	Date:	Date:
PPO	Agreed	Application dealt with under delegated authority by	
Date:		<i>John Brun</i>	
		on: <i>10/3/04</i>	

Visit neighbouring property YES NO DATE:

THE FOLLOWING PROPERTIES WERE CONSULTED IN 28 February, 2004

The Occupier, 16 Turner Avenue, Twickenham, TW2 5LT, ✓
 Shee Oandp Pwpo 381 Fortescue Avenue, Twickenham, TW2 5LT, groups ✓
 The Occupier, 15 Turner Avenue, Twickenham, TW2 5LT, ✓
 The Occupier, 17 Turner Avenue, Twickenham, TW2 5LT, ✓
 The Occupier, 18 Turner Avenue, Twickenham, TW2 5LT, ✓
 The Occupier, 19 Turner Avenue, Twickenham, TW2 5LT, ✓

THE FOLLOWING PROPERTIES WERE CONSULTED AT APPEAL STAGE

STANDARD CONSULTATIONS WHERE APPLICABLE CAN BE SEEN AT THE END OF THIS REPORT

DEVELOPMENT PLAN POLICIES

UDP BLT 11,28
ENV 19,35 Specify

Supplementary Planning Guidance Design guidelines for car parking in front
 Conservation Area Study/Proposal gardens.
 Conservation Area Description: —
 Conservation Area Number: [—]
 Listed Building Grade: [—]
 Conflict with Development Plan: —
 Building of Townscape Merit: — Tick
 Tree Preservation Order No.: —
 Advertised: [—]
 Site Notice: [—]
 CAAG: [—]
 Metropolitan Open Land: —
 Area of Mixed Use: —
 Key Shopping Frontage: — Tick
 Secondary Shopping Frontage: — &
 Archaeological Priority Zone: — Specify
— Other
—

PRESENT USE (If vacant previous use if commercial give name)

Maisonette
—
—
—

Jessica Bray
14 Turner Avenue
Twickenham
04/0004/HOT

Site, history and proposal:

The property is located on the corner of Turner Avenue and Fortescue Avenue, Twickenham. Turner Avenue is designated a Local Access Road, ie not 'classified'. The property consists of an upper and lower maisonette. The property is not located within a conservation area, is not a BTM and is not a listed building.

Permission was granted on 27/05/2002 for the conversion of the single dwelling house into two flats/maisonettes (02/0120).

The current proposal is for the provision of a vehicular access and hardstanding for the use of the downstairs flat. The proposed crossover fronts Turner Avenue. The width of the crossover is 2.4m

There is no existing crossover to the site, however there is a garage close to the corner that belongs to the upstairs maisonette. This garage does not appear to be used for parking a car. Comments from Council's Transport Division state that it is unlikely that crossover approval would be granted to service this garage due to the close proximity to Fortescue Avenue.

Professional Comments:

Transport

Approve. Provided that pedestrian visibility splays are provided and maintained. This may necessitate the removal of part of the hedge running along the south-west boundary of the site and/or the relocation of the access to the north-east.

Residential amenity

It is considered that the proposal will not have any significant impact on the residential amenity of the area.

Character/Design/Streetscape

The proposed crossover is 2.4m wide. The hard standing to the front of the property will consist of slabs. A fence of 1.4m in height will extend along the remainder of the front of the property. The plans submitted indicate the row of trees/shrubs which run along the western boundary will be retained, however exact dimensions of where the hardstanding finishes and where the landscaping starts and ends has not been dimensioned. To ensure that the visual amenity of the front of the property and therefore streetscape is maintained a condition on the planning permission will state that the hardstanding should be no wider than 2.4m.

As the fence and landscaping are being incorporated into the design of the proposal, a sense of enclosure is maintained to the front of the property. It is therefore considered that the character of the street is not greatly disturbed and the visual impact of the front of the property will not be significantly affected. In this respect the proposal complies with Supplementary Planning Guidance. Removal of fence/hedge would be visually undesirable, however appropriate sight lines need to be maintained. A condition of permit will cover this issue. It is felt that with this condition and the fact that the fence is 'see through' to a reasonable extent, that an appropriate balance has been met in regards to both maintaining appropriate sight lines and visual amenity to the front of the property.

Recommendation:

Approval.