

Application reference: 06/2152/PS192
TWICKENHAM RIVERSIDE WARD

| Date application received | Date made valid | Target report date | 8 Week date |
|---------------------------|-----------------|--------------------|-------------|
| 03.07.2006 | 03.07.2006 | | 28.08.2006 |

Site:

27 Cambridge Road, Twickenham, Middlesex, TW1 2HN

Proposal:

Single storey rear extension.

Present use:

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

APPLICANT NAME

Mr M. Tohill
27 Cambridge Road
Twickenham
Middlesex
TW1 2HN

AGENT NAME

Griffiths Chartered Surveyors
226 Kings Road
Kingston Upon Thames
Surrey
KT2 5HX

Consultations:

Internal/External:

Consultee

Expiry Date

Neighbours:

-

History:

| Ref No | Description | Status | Date |
|---------------|---|--------|------------|
| 94/T0074/PO | <ul style="list-style-type: none"> Lime Tree In Front Garden - T25 - Remove All Dead And Defective Branches, Thin Crown By 30, And Lift Lower Branches And Remove Arisings From Site | GTD | 21/01/1994 |
| 95/T1016/PO | <ul style="list-style-type: none"> Fell Plane Tree | GTD | 14/06/1995 |
| 96/T2866/PO | <ul style="list-style-type: none"> Lime Tree - Cut Back Overhang | REF | 01/11/1996 |
| 06/2152/PS192 | <ul style="list-style-type: none"> Single storey rear extension. | REC | |

Constraints:

**27 CAMBRIDGE ROAD
TWICKENHAM
TWICKENHAM RIVERSIDE WARD
06/2152/PS192**

Proposal:

Erection of a single storey rear extension.

Present Use:

Single family dwellinghouse.

Site, History and Proposal:

The application site comprises a two-storey, brick and tile, mid terrace dwelling. The property is not located within a Conservation Area and is not a BTM, but has a TPO at the front of the site.

- 47/982, for the erection of 110 flats and 50 garages, was approved 4 August 1949, with no restrictive conditions on Permitted Development.
- 47/4264, for the erection of 98 flats and 66 garages, was approved 4 September 1953, with no restrictive conditions on Permitted Development.
- 47/7212, for the creation of three dwellings, was approved 1 June 1956, with no restrictive conditions on Permitted Development.

Professional Comments:

The proposal is permitted development by virtue of the General Permitted Development Order 1995, Schedule 2, Class A, for the following reasons:

1. The cubic content of the single storey rear extension does not exceed the cubic content of the original dwelling house by more than 50 cubic metres or 10 percent whichever ever is greater.
Volume of proposed rear extension: 45.7946m³
2. The proposed extension will not exceed in height the highest part of the roof of the original dwelling house.
3. The extension will not be nearer to any highway, which bounds the curtilage of the dwelling house than the part of the original dwelling house nearest to the highway.
4. The part of the building to be enlarged will not exceed 4 metres in height within 2m of the boundary. The extension at its highest point would be 3.27m in height.
5. Less than half the area of land around the original house would be covered by the extension.
6. The extension would not consist of a satellite antenna.
7. The extension is not within the curtilage of a Listed Building.
8. The extension would not consist of an alteration to the roof of the dwelling.

Recommendation: Approve.

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): *AMS*

Dated: *2/8/06*

I agree the recommendation:

Team Leader/~~Development Control Manager~~

Dated: *Lucy Clarke 02/08/2006*

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:

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| REASONS: |
| CONDITIONS: <i>LND2</i> |
| INFORMATIVES: <i>KEOSA, THOGC, 1109, 1110</i> |
| UDP POLICIES: <i>CPDO, Schedule 2, PFI, Class A</i> |
| OTHER POLICIES: |

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

| | |
|----------------------|--|
| CONDITIONS: | |
| INFORMATIVES: | |

ADDITIONAL NOTES CONTINUED FROM ABOVE: