

Application reference: 06/2196/HOT
WEST TWICKENHAM WARD

Date application received	Date made valid	Target report date	8 Week date
05.07.2006	05.07.2006		30.08.2006

Site:

267 Lincoln Avenue, Twickenham, Middlesex, TW2 6NL

Proposal:

Proposed Single Storey Side Storage Area 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

James Stewart Mackay
267 Lincoln Avenue
Twickenham
Middlesex
TW2 6NL

AGENT NAME

Consultations:

Internal/External:

Consultee

Expiry Date

Neighbours:

269 Lincoln Avenue, Twickenham, Middlesex, TW2 6NL, - 07.07.2006

265 Lincoln Avenue, Twickenham, Middlesex, TW2 6NL, - 07.07.2006

History:

Ref No	Description	Status	Date
02/3659	• Erection Of A Roof Extension	REF	22/01/2003
03/0208	• Erection Of Roof Extension And Rear Dormer	GTD	18/02/2003
03/0098	• Erection Of Single Storey Side And Rear Extension And Front Porch	GTD	28/02/2003
03/0170	• Erection Of Roof Extension And Rear Dormer Roof Extension	GTD	28/02/2003
06/2196/HOT	• Proposed Single Storey Side Storage Area Extension.	PCO	

Constraints:

site, history and proposal

- application property comprises a 2-storey semi-detached house on southern side of Lincoln Avenue
- located on the outside of a bend and on a slight incline leading up to the A316
- planning history includes applications approved for a roof extension, singles storey side and rear extension
- application seeks consent for a small infill structure towards the front of the remaining side alley
- proposal would be constructed from brick with a shallow sloping polycarbonate roof and timber doors

public and other representations

- none

professional comments

- the side alley is already closed off by a brick wall and mock-geo timber door at the front
- the proposal is to extend behind this walling to form an enclosed storage area accessed from outside
- in terms of street scene, this would be unaltered except from the addition of a couple of layers of additional brickwork heightening the walling from 2.25m to 2.4m – no objections
- neighbour amenities are also largely unaffected due to:
- the proposal being a small, low profile structure whose impact on neighbours is confined to No 269
- the change in ground levels rendering the structure's relative height to No 269 less than 2.4m
- the presence of a side lean-to structure to No 269 itself casting a shadow/darkening of the side alley to this property
- the nearest side facing window at No 269 serving a non-habitable room

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): *EST*

Dated: *04/08/06*

I agree the recommendation:

Team Leader/~~Development Control Manager~~

Dated: *04/08/06*

EST
Watt

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:

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:

Notes of Telephone calls/discussions/meetings

DATE

ACTION

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