

Application reference: 06/2174/HOT
WHITTON WARD

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

Site:

18 Constance Road, Twickenham, Middlesex, TW2 7HY

Proposal:

Proposed Single Storey Side Extension Forming New Utility And Shower Room.

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 And Mrs Pettit
18 Constance Road
Twickenham
Middlesex
TW2 7HY

AGENT NAME

Mr D Bishop
21 St Mary's
Victoria Road
Weybridge
KT13 9QG

Consultations:

Internal/External:

Consultee

Expiry Date

Neighbours:

16 Constance Road, Twickenham, Middlesex, TW2 7HY, - 06.07.2006
19 Tranmere Road, Twickenham, Middlesex, TW2 7JD, - 06.07.2006
20 Constance Road, Twickenham, Middlesex, TW2 7HY, - 06.07.2006
21 Tranmere Road, Twickenham, Middlesex, TW2 7JD, - 06.07.2006

History:

Ref No	Description	Status	Date
93/1030/FUL	• Erection Of A Car Port.	GTD	05/08/1993
06/2174/HOT	• Proposed Single Storey Side Extension Forming New Utility And Shower Room.	PCO	

Constraints:

APPLICATION FOR PLANNING PERMISSION

No: 06/2174/HOT

Address: 18 Constance Road, Twickenham

Site, History and Proposal

The dwelling is a two storey semi detached residential property located on the northern side of Constance Road. The site is not located within a Conservation Area nor is it a BTM.

Planning permission was granted in 1993 (93/1030) for the erection of a carport. The carport currently exists where the side extension is to be constructed.

The proposed scheme is for the erection of a side extension along the western elevation of the property between the detached storage room at the rear and the front of the property. The extension will have a depth of 3.5m, a maximum width of 1.6m and a height of 2.9m. It will be located approximately 0.8m away from the flank wall of the neighbouring property to the west.

Public Representations

None received.

Professional Comments

The relevant issues for assessing an application of this type include the scale and design of the proposed development, and its potential impact on adjoining properties and the amenities of their occupants. The side extension will not be visible from Constance Road.

With regards to the amenity effects on the neighbouring property to the west, number 20, the neighbouring property has two small windows located approximately 2 metres high on the eastern elevation. These windows service the living room and a bedroom. These small windows already look onto the flank wall of the subject dwelling. Whilst it is acknowledged that a height of 2.9m for the side extension is high, it is not considered that the extension will result in a significant loss of light to the neighbouring property due to the fact the flank walls of the subject dwelling would already cause shading to these two windows, in addition to this it is noted that the windows in question are not the primary form of light source to the rooms. Although it is acknowledged that the extension may cause some loss of daylight/sunlight to Number 20 the amount of loss will not result in a significant impact to the amenity of the neighbouring property. It is noted that this neighbour did not object.

The side extension will not have an overbearing or unneighbourly effect on the adjoining site in terms of being overbearing, as it will only face onto the flank wall of the adjoining property.

The side extension will not impact on the adjoining property to the east, number 16, as the side extension is to be located on the western side.

One small side window and one small rear window is proposed for extension. It is not considered that the addition of these windows will adversely impact on the neighbouring property to the west as the side window will only look onto the flank elevation of the neighbouring property and the rear window will only look to the front of the subject site. It is therefore considered that there will be no loss of privacy to the neighbouring property resulting from this proposal.

Recommendation:

It is considered therefore that the proposal is acceptable as it meets with the relevant policies and guidance and will not have a detrimental impact on the amenity of neighbouring properties or the street scene. Approval is therefore recommended.

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

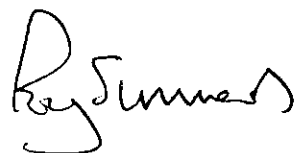
Case Officer (Initials): *EMW*

Dated: *8/8/06*

I agree the recommendation:

A.
~~Team Leader~~/Development Control Manager

Dated: *10/8/06*



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: