

Application reference: 06/2153/HOT
WHITTON WARD

Date application received	Date made valid	Target report date	8 Week date
29.06.2006	29.06.2006		24.08.2006

Site:

50 Rosecroft Gardens, Twickenham, Middlesex, TW2 7PZ

Proposal:

Erection Of A PVCU Conservatory To Side Of Property.

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 J O'Neil
50 Rosecroft Gardens
Twickenham
Middlesex
TW2 7PZ

AGENT NAME

Anglian Home Improvements
PO BOX 65
Norwich
NR6 6EJ

Consultations:

Internal/External:

Consultee

LBRUT Urban Design 14 Days

Expiry Date

Neighbours:

28 Denehurst Gardens, Twickenham, Middlesex, TW2 7PY, - 05.07.2006
87 Rosecroft Gardens, Twickenham, Middlesex, TW2 7PU, - 05.07.2006
89 Rosecroft Gardens, Twickenham, Middlesex, TW2 7PU, - 05.07.2006
48 Rosecroft Gardens, Twickenham, Middlesex, TW2 7PZ, - 05.07.2006
52 Rosecroft Gardens, Twickenham, Middlesex, TW2 7PZ, - 05.07.2006
91 Rosecroft Gardens, Twickenham, Middlesex, TW2 7PU, - 05.07.2006

History:

Ref No	Description	Status	Date
06/2153/HOT	• Erection Of A PVCU Conservatory To Side Of Property.	PCO	

Constraints:

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): *LS*

Dated: *14/06/06*

I agree the recommendation:

A
Team Leader/Development Control Manager

Dated: *15/8/06*

Reg Sumner

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:	<i>SEE CAPS</i>
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:

**Application Ref; 06/2153/HOT
50 Rosecroft Gardens
Twickenham**

Site, History and Proposal:

The application site is a semi-detached bungalow located on the northern side of Rosecroft Gardens. The property is within the Rosecroft Gardens Conservation Area and is not a BTM.

The application proposes to erect a single storey side conservatory. The conservatory will abut the existing dining room/kitchen and will be 3.5m in depth and 2.85 in width. The conservatory will have a mono pitched roof with a maximum height of 2.7m falling to 2.5m. The property has not previously been extended.

Public and other Representations

Urban Design raise no objection to the proposal.

Professional Comments

The main considerations are the impact upon the privacy and amenities of the neighbouring properties and the impacts on the character and appearance of the Rosecroft Gardens Conservation Area.

The design of the proposed side extension is considered acceptable and is considered to be in keeping with the character and appearance of the surrounding properties.

The conservatory is to have UPVC framing with the eastern elevation being rendered with fan lights above. The window frames of the subject property and both neighbouring properties all have upvc framing and thus the proposed materials are considered to be in keeping with the surrounding area.

The subject property is on a corner plot and thus the conservatory will be visible from public viewpoints. There is an existing 1.8m high fence along the side boundary and this will shield part of the conservatory from view. Given the proposed design, boundary treatment and scale of the conservatory, it is not considered that the conservatory would have a detrimental effect on the appearance of the dwelling. The conservatory is considered to be in compliance with Council's SPG.

The side extension is not considered to result in any significant overlooking or loss of light to neighbouring properties, nor is it considered to appear overbearing. The proposal is BRE compliant.

It is considered therefore that the proposal is acceptable and will not have a detrimental impact on the privacy or amenity of the neighbouring properties or the character and appearance of the Rosecroft Gardens Conservation Area.

Recommendation:

I therefore recommend **Approval**