Application reference: 06/2207/HOT
WEST TWICKENHAM WARD

Date application received	Date made valid	Target report date	8 Week date
06.07.2006	06.07.2006	31.08.2006	31.08.2006

Site:
191 Staines Road, Twickenham, Middlesex, TW2 5BB

Proposal:
Proposed Single Storey Rear Extension And Roof 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 Kamran Malik
191 Staines Road
Twickenham
Middlesex
TW2 5BB

AGENT NAME
Network Property Design
18-20 Park Street
Slough
Berkshire
SL1 1PD

Consultations:
Internal/External:

Consultee   **Expiry Date**

Neighbours:
20 Rutland Road,Twickenham,Middlesex,TW2 5ER, - 12.07.2006
22 Rutland Road,Twickenham,Middlesex,TW2 5ER, - 12.07.2006
187 Staines Road,Twickenham,Middlesex,TW2 5BB, - 12.07.2006
189 Staines Road,Twickenham,Middlesex,TW2 5BB, - 12.07.2006
193 Staines Road,Twickenham,Middlesex,TW2 5BB, - 12.07.2006
195 Staines Road,Twickenham,Middlesex,TW2 5BB, - 12.07.2006
110-130 Staines Road,Twickenham,Middlesex,TW2 5AW, - 12.07.2006
1 Melbury House,Belmont Road,Twickenham,Middlesex,TW2 5DD, - 12.07.2006
2 Melbury House,Belmont Road,Twickenham,Middlesex,TW2 5DD, - 12.07.2006
3 Melbury House,Belmont Road,Twickenham,Middlesex,TW2 5DD, - 12.07.2006
4 Melbury House,Belmont Road,Twickenham,Middlesex,TW2 5DD, - 12.07.2006
5 Melbury House,Belmont Road,Twickenham,Middlesex,TW2 5DD, - 12.07.2006
6 Melbury House,Belmont Road,Twickenham,Middlesex,TW2 5DD, - 12.07.2006
8 Melbury House,Belmont Road,Twickenham,Middlesex,TW2 5DD, - 12.07.2006
10 Melbury House,Belmont Road,Twickenham,Middlesex,TW2 5DD, - 12.07.2006
12 Melbury House,Belmont Road,Twickenham,Middlesex,TW2 5DD, - 12.07.2006
24 Rutland Road,Twickenham,Middlesex,TW2 5ER, - 12.07.2006
Melbury House,Belmont Road,Twickenham,Middlesex,TW2 5DD, - 12.07.2006
7 Melbury House,Belmont Road,Twickenham,Middlesex,TW2 5DD, - 12.07.2006
9 Melbury House,Belmont Road,Twickenham,Middlesex,TW2 5DD, - 12.07.2006
11 Melbury House,Belmont Road,Twickenham,Middlesex,TW2 5DD, - 12.07.2006

History:
Ref No   Description   Status   Date

06/2207/HOT   •   Proposed Single Storey Rear Extension And Roof   PCO
                         Extension.

Planning Application: 06/2207/HOT
191 Staines Road
Twickenham

Refusal

Site, History and Proposal
The application site is an end of terrace residential property. The property has a flat roof and an existing single storey extension to the rear, 6.1 metres in depth but located 1.5 metres of the boundary with No. 189. The neighbouring attached property No.193 also has a flat roof and a single storey extension of a similar depth adjoining the application site. Nos. 195 and 197, have large mansard roofs and extensions to the rear. No. 189 has a two storey rear outrigger and full width single storey extension to the rear, also of a similar depth to the application site. There is a shared access to the rear of No. 191 and 189 between the properties 0.9 metres in width.

The proposal is for the erection of a mansard roof, similar to that of Nos. 193 and 195 and an increase in width to the rear extension to be full width. This would be to a height of 3.1 metres.

Public and other Representations
None received

Professional Comments
The main considerations are the impacts the proposal will have on the character and appearance of the dwelling and street scene and the privacy and amenities of the neighbouring properties.

The proposed mansard roof extension would be visible from the street and despite two other properties in the terrace having a similar roof extensions, the neighbouring attached property, No. 193, has not had the roof extended. Current Supplementary Design Guidance on roof extensions advises against mansard roofs and it is considered that the proposal would result in a visually awkward roof arrangement between the application site and No. 193, which would be detrimental to the appearance of the street scene and therefore is not considered acceptable. It should be noted that if No. 193 should also propose a similar roof extension, this may prove to be more acceptable.

In terms of the proposals impacts upon privacy and amenity, it is considered there are no significant overlooking issues resulting from the proposal, as the windows look rearward away from the rear of the neighbouring properties.

The proposed rear extension on the boundary with No. 189 however, would be 3.1 metres in height and only 0.9 metres away from the neighbouring properties windows, which look onto this elevation. Although, the room to the rear is served by a large window on the rear elevation it is considered that an extension of this height on this boundary would be overbearing and unneighbourly and would be detrimental to the outlook of this

property and therefore unacceptable.

It is considered therefore that the proposed roof extension would be detrimental to the visual amenities of the rear of the dwelling and street scene. In addition the rear extension would be harmful to the outlook of the occupiers of the neighbouring property and does not meet with the relevant policies and guidance.

Recommendation:
I therefore recommend Refusal

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): ...CC........

Dated: ...30/08/06..............

I agree the recommendation:

Team Leader/Development Control Manager ~~~~~~ CS~~~~~~

Dated: ......31/08/06.......

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

SUMMARY OF CONDITIONS AND INFORMATIVES

CONDITIONS:	
INFORMATIVES:	

ADDITIONAL NOTES CONTINUED FROM ABOVE: