

**Application reference: 06/2082/HOT**  
**TWICKENHAM RIVERSIDE WARD**

Date application received	Date made valid	Target report date	8 Week date
27.06.2006	27.06.2006		22.08.2006

**Site:**

163 Richmond Road, Twickenham, Middlesex, TW1 3AT

**Proposal:**

Erection of a single storey garden building in rear garden.

**Present use:**

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

**APPLICANT NAME**

Sally Hartland  
163 Richmond Road  
Twickenham  
Middlesex  
TW1 3AT

**AGENT NAME**

Robert Jackson, The Garden Escape  
9 Belgrave Place  
Brighton  
BN2 1EL

**Consultations:**

**Internal/External:**

**Consultee**

LBRUT Urban Design 14 Days

**Expiry Date**

20.07.2006

**Neighbours:**

- 12 Marble Hill Close, Twickenham, Middlesex, TW1 3AY, - 06.07.2006
- 14 Marble Hill Close, Twickenham, Middlesex, TW1 3AY, - 06.07.2006
- 16 Marble Hill Close, Twickenham, Middlesex, TW1 3AY, - 06.07.2006
- 165 Richmond Road, Twickenham, Middlesex, TW1 3AT, - 06.07.2006
- 161 Richmond Road, Twickenham, Middlesex, TW1 3AT, - 06.07.2006

**History:**

Ref No	Description	Status	Date
00/T1771	• Magnolia - Crown Reduce By 15-20	GTD	14/12/2000
00/T1772	• Holly - Crown Reduce By 20, To Reshape	GTD	14/12/2000
98/2784	• Erection Of Conservatory At Rear Involving Some Demolition.	WNA	16/04/1999
99/1147	• Demolish Existing Conservatory To Rear And Erection Of New Conservatory Extension Along Rear And Side.	WNA	02/09/1999
99/2277	• Demolish Existing Conservatory And Replace With New.	GTD	11/11/1999
99/2381	• Demolition Of Existing Conservatory And Wc. Replacement With New Conservatory Extending Full Width Of Garden To Rear Of House.	GTD	11/11/1999
05/T0233/TCA	• T1 - Bay (Laurus spp.) - Reduce height by 1/2 and trim to shape.	GTD	17/05/2005
05/T0618/TCA	• T1 - Bay (Laurus spp.) - Remove.	GTD	17/11/2005
06/1249/LBC	• Replace sashes of both first floor front windows.	GTD	06/06/2006

- 06/2082/HOT
- 06/2083/LBC
- Replacements identical to existing in all respects.
  - Erection of a single storey garden building in rear garden. PCO
  - Erection of a single storey garden building in rear garden. REC

**Constraints:**

**Professional Comments:**

**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): **JW**.....

Dated: **19-9-06**.....

**I agree the recommendation:**

Team Leader/Development Control Manager

Dated: .....

*[Handwritten signature]* **19/09/2006**

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: .....

<b>REASONS:</b>
<b>CONDITIONS:</b> <i>Atol. Materials to be approved. Ancillary use. Remove handstanding.</i>
<b>INFORMATIVES:</b> <i>1E05. 11106. 1110. 1112. 1116. 1119. Not separate residential</i>
<b>UDP POLICIES:</b>
<b>OTHER POLICIES:</b>

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

<b>CONDITIONS:</b>	
<b>INFORMATIVES:</b>	

**ADDITIONAL NOTES CONTINUED FROM ABOVE:**

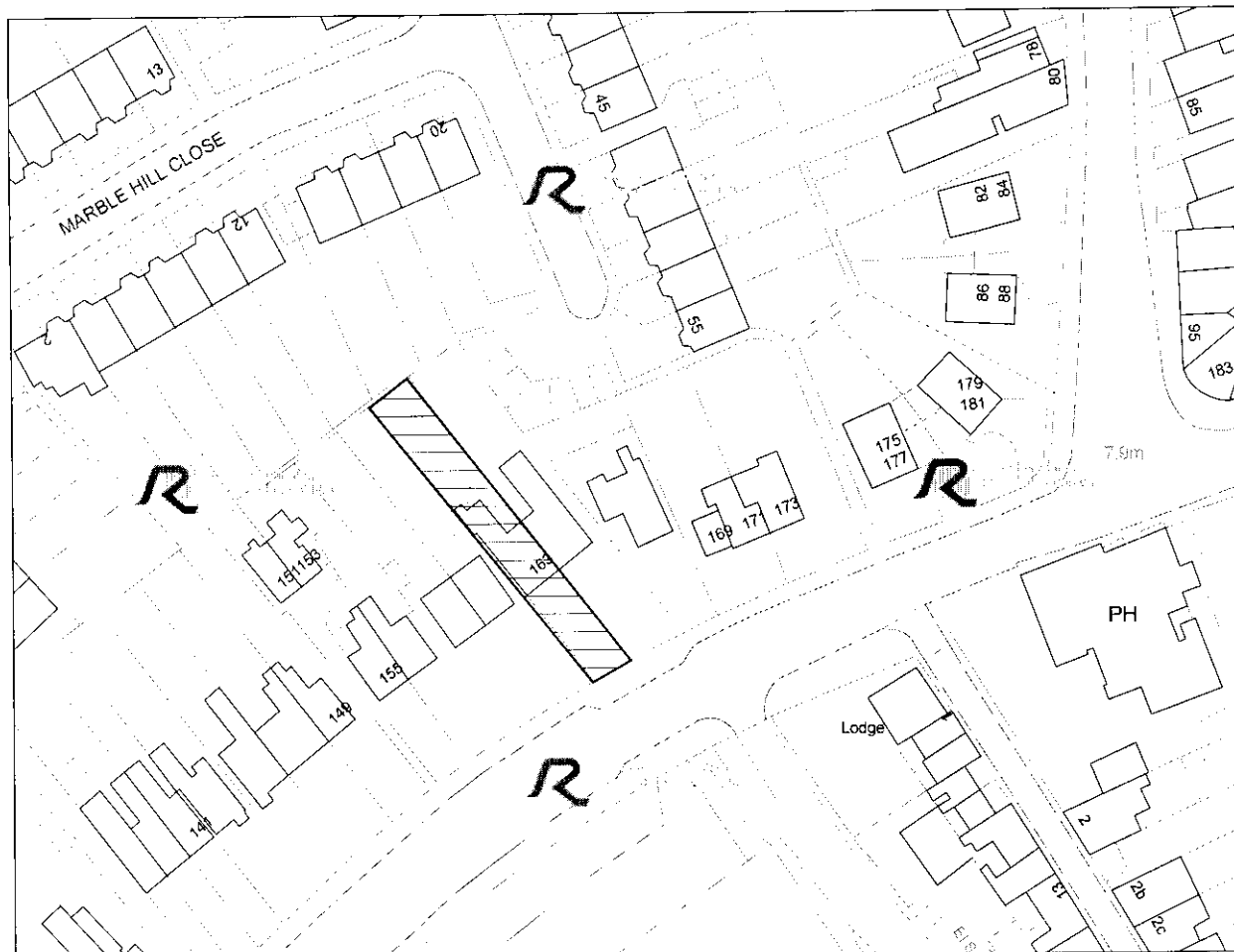
Notes of Telephone calls/discussions/meetings

DATE		ACTION
21/8	left message for Mr Jackson 163 Richmond Rd	- calling me back

**PLANNING COMMITTEE – 5 OCTOBER 2006**

**06/2082/HOT  
163 RICHMOND ROAD  
TWICKENHAM**

**TWICKENHAM RIVERSIDE WARD  
Contact Officer:  
J Williams**



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LA 100019441[2006]. - **Do not scale** '

**Proposal:** Erection of single storey garden building in rear garden.

**Applicant:** Robert Jackson (The Garden Escape) for Ms Hartland.

**Application received:** 27<sup>th</sup> June 2006.

**Main development plan policies:** STG 2, BLT 2, 3, 4, 11, 15, 16.

**Present use:** Residential

**Site, history and proposal:** The application site is a two-storey semi-detached house, which is classified as a Grade II Listed Building. The application site is located in Twickenham Riverside Conservation Area and Article 4 directions apply to the front of the property that remove permitted development rights.

## **PLANNING COMMITTEE – 5 OCTOBER 2006**

It is proposed to demolish the raised hardstanding and erect a timber building measuring 4.4m wide, 3.5m deep and 2.38m high on the rear boundary. The proposal to erect a garden building does not require listed building consent as the structure is not attached to the listed building, but planning permission is required due to the proposed size.

Rear extensions and alterations have been approved at the property, however there is no relevant planning history relating to this proposal.

**Public and other representations:** One letter received from the property to the rear of the site at 14 Marble Hill Close objecting to the proposal on the following grounds:

- The building will be used as an artist's studio, which is an inappropriate use for a small suburban garden in this area.
- The structure is excessive in size and will dominate the position opposite the neighbouring garden at 14 Marble Hill Close.
- The structure will be higher than other garden buildings in the area.

**Professional comments:** The main issues in this case relate to design, the impact on the Grade II Listed Building, Conservation Area and residential amenities.

### Design

There are other garden buildings present in the area, including one of similar height at 161 Richmond Road and in 2004 a summerhouse was granted planning permission in the rear garden of 159 Richmond Road (04/1352/HOT). Therefore the principle of a single storey building in this location is considered to be acceptable. Similarly small outbuildings/garden structures are not out of character in a domestic location.

The proposal would result in a discreet, modest, semi-permanent garden structure, which is clearly separated from and subservient to the Grade II Listed Building. The size of the building and the proposed materials are compatible with the scale and character of surrounding development and would preserve the character and appearance of the Conservation Area and setting of the Grade II listed building and adjoining Buildings of Townscape Merit.

The Council Conservation Officer raises no objections to the proposal, subject to materials being approved.

### Amenity

The garden building will remain ancillary to the main dwelling and it is considered the intensified use of this part of the rear garden will not result in undue noise and disturbance to nearby residential properties, given its' limited scale, use and location at the rear of adjoining residential gardens.

Given there is a rear private passageway, approx 0.9m wide, which separates the site from the rear gardens of Marble Hill Close, the rear boundary fence measures 1.8m high and the limited height of the building at 2.38m on the rear boundary it is considered the proposal will not appear unduly overbearing or unneighbourly to these occupants.

The building will be sited near to the boundary wall of No.165 Richmond Road, which measures approximately 1.7m high. Given the modest size of the building, the location and distance to the rear of the house at No.165 it is not considered the proposal will result in an unneighbourly form of development or result in an undue loss of privacy to neighbouring properties.

## **PLANNING COMMITTEE – 5 OCTOBER 2006**

Considering the building is sited a sufficient distance away from the boundary of No.161 Richmond Road and the substantial screening and existing summerhouse along the boundary the proposal will not harm the amenity of these neighbours.

The proposal passes the BRE daylight/sunlight test and would not result in a significant loss of light to neighbouring properties and gardens.

**Conclusion:** By reason of the siting, scale and design of the building, the proposal will preserve the character, appearance and setting of this and adjacent Grade II listed buildings and Buildings of Townscape Merit, the Conservation Area and will not prejudice neighbours residential amenity.

I therefore recommend **PERMISSION**, subject to conditions and informatives:-

### **Standard conditions:**

- AT01 - Development begun within 3 years
- BD12 - Details – Materials be approved

### **Non-standard conditions:**

- NS01 - Removal of raised hardstanding: Prior to the commencement of development a scheme showing the removal of the raised bed area and the proposed ground level in which the building is to be located shall be submitted approved in writing by the Local Planning Authority. The development shall be implemented in accordance with this approved scheme. REASON: To ensure the height of the development does not prejudice neighbouring amenity.
- NS02 - Ancillary Use: The garden building hereby approved shall be used for purposes ancillary to the use of the dwelling house as a house only and for no other purpose. REASON: For the avoidance of doubt, and to comply with the terms upon which this application has been assessed

### **Standard informatives:**

- IE05a - Noise control - Building sites
- IH06c - Damage to public highway
- IL10a - Building regulations required
- IL12 - Approved drawing numbers: Site plan 1:500 and 1:1250, photographs, drawing 12, 13, and 14 received on 27/6/06 and email from Robert Jackson received on 21 August 2006."
- IL16H - Relevant policies and proposals: Adopted UDP First Review 2005 – "STG 2, BLT 2, 3, 4, 11, 15, 16."
- IL18 - Residential ancillary accommodation.
- IL19 - Reasons for granting planning permission – see conclusion.

### **Background papers:**

- Application form and drawings
  - Letters of representation
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