

DCM CASE - NO committee request

PLANNING REPORT

Printed Date: 5 July 2006

Application reference: 06/2149/HOT
SOUTH TWICKENHAM WARD

Date application received	Date made valid	Target report date	8 Week date
28.06.2006	28.06.2006		23.08.2006

16.11.06

Site:

6 Bonser Road, Twickenham, Middlesex, TW1 4RG

Proposal:

Proposed Single Storey Rear Extension.

Present use:

Single family Dwelling

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

APPLICANT NAME

Michael And Kara Cauter
6 Bonser Road
Twickenham
Middlesex
TW1 4RG

AGENT NAME

A1 Extensions LTD
Tamchester House
Pretoria Road
Chertsey
KT16 9LW

Consultations:

Internal/External:

Consultee

Expiry Date

Neighbours:

- 8 Bonser Road, Twickenham, Middlesex, TW1 4RG, - 05.07.2006
- 5 Holmes Road, Twickenham, Middlesex, TW1 4RF, - 05.07.2006
- 3 Holmes Road, Twickenham, Middlesex, TW1 4RF, - 05.07.2006
- 7 Holmes Road, Twickenham, Middlesex, TW1 4RF, - 05.07.2006
- 4 Bonser Road, Twickenham, Middlesex, TW1 4RG, - 05.07.2006

✓ (26/07)

History:

Ref No	Description	Status	Date
05/0349/PS192	• Proposed Single Storey Side Extension.	GTD	31/03/2005
05/0350/HOT	• Proposed Single Storey Conservatory To Rear.	GTD	22/08/2005
05/1587/PS192	• Proposed L shaped loft conversion	GTD	15/07/2005
06/1406/HOT	• Proposed single storey rear extension.	REF	21/06/2006
06/2149/HOT	• Proposed Single Storey Rear Extension.	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): PAP

Dated: 09/08/06

I agree the recommendation:

Team Leader/Development Control Manager

Dated:

A 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.

A Development Control Manager: Ben Summers

Dated: 24/10/06

REASONS:
CONDITIONS: ATO1
INFORMATIVES: IEUSA, IH06C, IL10A, IL12A, IL16H, IL19
UDP POLICIES: BLT 11, 15 and 16
OTHER POLICIES: SPG House extensions & external apts.

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:

**6 Bonser Road
Twickenham
06/2149/HOT**

Proposal: Proposed single storey rear extension

Site, history and proposal:

The application property is a two-storey, mid-terraced single-family dwelling situated on the northern side of Bonser Road. The property has a rear annex with a single story rear addition to the rear annex (this is original). This site is not within a conservation area, nor is it a BTM.

05/0349/S192 – Lawful Development Certificate issued for a single storey side extension. (Not implemented)

05/0350/HOT – Planning Permission granted for a single storey conservatory to the rear. (Not implemented)

05/1587/S192 – Lawful Development Certificate issued for an L shape loft conversion. (Implemented)

06/1406/HOT – application for a proposed single storey rear extension. This application was refused for the following reason: 'The proposed extension by reason of its design, height, bulk, mass, depth and close proximity to the boundaries of the site would result in an overbearing and unneighbourly form of development, detrimental to the amenities of the occupiers of the nearby properties.'

This application, as originally submitted proposes to:

Add a single storey rear/side extension, 1.5m wide along the side of the rear annex and 5.06m wide across the rear of the property. It will be 9.8m deep along one boundary and 2.4m on the other. It will have an eaves height of 2.35m with a mono-pitched roof rising to a maximum height of 3.4m. There will be four velux windows in the roof and one set of double doors opening out onto the garden.

Brickwork and roof tiles will match existing and window and doorframes will be white painted soft wood.

Public and other representations: One letter has been received, objecting to the proposal for the following reasons:

1. Loss of light
2. Impact on outlook

No request to address planning Committee members.

Amendments:

The following amendments have been made to the original submission:
A single storey extension will be added along side the rear annex 7.4m deep, 2.3m high to eaves level with a pitched roof rising to a maximum height of 2.85m. The previously proposed extension to the rear of the property has been omitted.

Consultation following amended plans: No comments received.

Professional comments:

The main issues are the impact that the proposal will have on the character and appearance of the host property and the surrounding area, and the amenities of neighbouring properties.

Design

Previously, a Lawful Development Certificate (LDC) and full planning permission has been granted for a rear extension to this property; the LDC was for an extension that only in filled the section alongside the rear annex and this was deemed permitted development. The full planning permission related to a side infill extension extending to the rear.

The previously refused proposed extension would have also infilled the space between the rear annex and the side boundary of the site, the style, design and proposed materials of the extension are considered be acceptable for a property of this type however, the heaves height along the shared boundary would have been 2.5m, which was not considered to be acceptable in neighbour amenity terms.

Following the amendments to this proposal, the extension is considered to be an acceptable addition to this property, the proposed single storey extension will not project beyond the rear annex and is an acceptable height on the shared boundary. Materials are appropriate and this extension is not considered to have an unacceptable impact on either the host property or the surrounding properties. In design terms this proposal is considered to comply with the objectives of SPG for rear extensions and BLT 11 of the UDP.

Neighbour amenities

The main neighbours to take into consideration are Nos.4 and 8, the two adjoining properties.

The extension will not project beyond the rear annex; therefore no significant impact on amenities enjoyed by the neighbouring property at No.8 is anticipated.

The extension will extend along the shared boundary with No.4 by 7.4m at a height of 2.3m. This property has a single storey rear extension that extends out from the rear annex, but set off the shared boundary, there are windows in the side elevation of No.4 and glazed doors in the rear of the extension. The proposal is not considered to result in a significant loss of light (passes BRE) or privacy or outlook to the occupants of No.4. Therefore this proposal is considered to comply with BLT 15 & 16 of the UDP.

Other matters:

The applicants have confirmed that the finished floor levels will be 150mm above ground level and no lower.

Significant vegetation on boundary already makes area rather gloomy - proposal will not make much difference to this situation.

Summary

The proposed single storey rear/side extension to this property would not result in an overbearing impact on, or excessive loss of light or privacy to, neighbouring properties and would not significantly detract from the character and appearance of the building or surrounding area.

I therefore recommend **Approval**