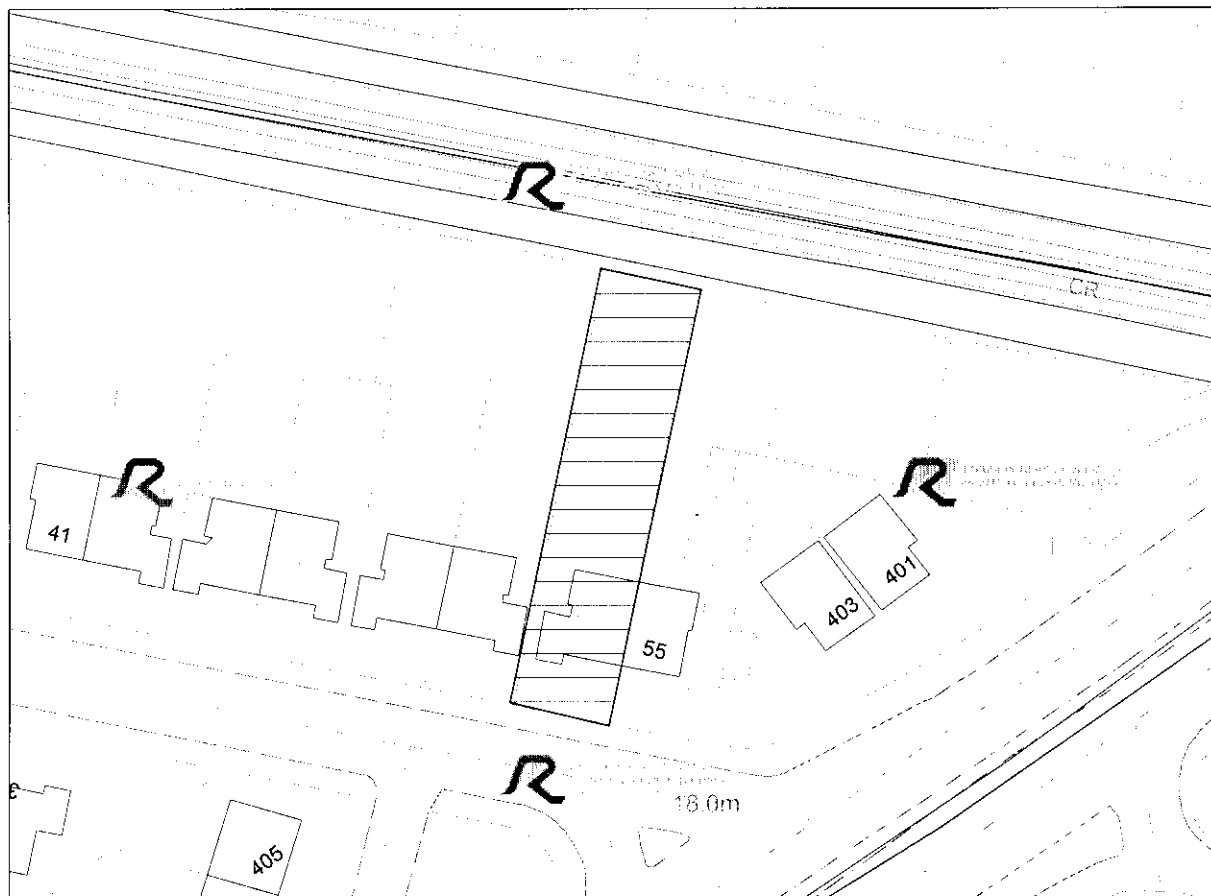


PLANNING COMMITTEE – 19 OCTOBER 2006

**06/2176/FUL
53 JUBILEE AVENUE
TWICKENHAM**

**HEATHFIELD WARD
Contact Officer:
L. Sutton**



© Crown copyright. All rights reserved. London Borough of Richmond Upon Thames
LA 100019441[2006].'- Do not scale'

Proposal: Conversion of the existing two storey side extension into a separate dwelling, erection of a new ground floor conservatory, extension of the hipped roof over the existing side extension and alterations to the ground floor garage doors to incorporate a new entrance door and window.

Applicant: Mr K Warren

Application Received: 7th July 2006

Main development plan policies:

Unitary Development Plan - First Review 2005 policies STG 6, BLT 11, 15, 16, TRN 4, HSG 1, 11, 13, 14 and 18.

Present use: Single family dwelling house.

Site, history and proposal: The application property is a two-storey semi-detached dwelling located on the northern side of Jubilee Avenue. The surrounding area is predominantly residential and

PLANNING COMMITTEE – 19 OCTOBER 2006

characterised by semi-detached dwellings. The property is approximately 15m from the junction of Jubilee Avenue with Chertsey Road.

An application was lodged in May 2006 for the conversion of an existing 5 bedroom residential house into 1 x 2 bed and 1 x 3 bed residential houses. This application was invalid on receipt and no further action has been taken.

This application seeks permission to convert the existing two storey side extension into a separate dwelling, erection of a ground floor rear conservatory, extension of the hipped roof over the existing side extension and alterations to the ground floor garage doors to incorporate a new entrance door and window.

Public and other Consultations: No objections have been received from neighbouring properties.

Amendments: The applicant was requested to increase the size of the amenity space for the one bedroom flat, provide an additional parking space to the rear and provide landscaping to the front forecourt area. Revised plans were received on the 06th and 26th September 2006.

Reconsultation: Neighbouring properties were re-consulted with regard to the above amendments. No objections from neighbouring properties were received.

Professional Comments: The main issues in this application are considered to be the suitability of the conversion of the property in terms of land use, the design and appearance of the extension and the scheme's effect on neighbour amenity and the local traffic and parking conditions.

Land use/Suitability of conversion

Unitary Development Plan First Review 2005 (UDP) policies HSG 1 and 11 seek the provision of new residential units, of an appropriate design and range of sizes and in suitable locations. The conversion of this five bedroom semi-detached house into No.1 x 1 bedroom and 1 x 3 bedroom flat is considered to be appropriate as it will make a positive contribution to the strategic dwelling requirement within the borough for which there is a proven need as expressed in the UDP under STG6 & HSG 1. The conversion is considered an appropriate use in this residential area, and as stated in HSG 4, priority will be given to the provision of additional housing so long as it does not have an adverse impact on the character of the area, which this proposal is not considered to have.

In terms of the layout and design of the units this is considered to be appropriate in regard to UDP policies HSG 14 and 18 with the units being of an acceptable size with the ground floor units having access to the rear amenity area.

Design and Appearance

The scheme is considered acceptable with regard to design and appearance.

The rear extension will not be readily visible from public viewpoints and will not result in significant detrimental effect on the appearance of the property. The depth of the extension, being 3.0m from the rear wall of the property, is in compliance with Council's SPG and will not result in any unacceptable loss of daylight to neighbouring properties.

Elevational alterations are proposed to the street frontage. The existing garage door is to be replaced by a window and new entrance door and an additional window is proposed at first floor level. The materials will match that of the existing windows and doors and are in proportion to the remaining of the

PLANNING COMMITTEE – 19 OCTOBER 2006

front elevation. It is considered that the proposed elevational alterations are in keeping with the existing property and would not have an adverse impact on the appearance of the surrounding streetscene.

The existing two storey side extension has a flat roof with the main part of the dwelling having a hipped roof. It is proposed to extend the hipped roof over the side extension. Tiles will match the existing. The extension of the existing hipped roof will ensure that the existing character of the roof form is maintained and the alterations to the roof slope are in keeping with the surrounding properties.

The front car-parking layout is considered acceptable. One car parking space will be provided at the front of the site, and two to the rear. The remaining of the front forecourt is to be landscaped. A condition of this permission will ensure that details of the proposed landscaping are submitted to and approved in writing prior to the development commencing. The front car-parking is considered to be compliant with BLT 28 and would not detract from the setting of the building or the street scene.

Neighbour amenity

The proposal is not considered to result in significant demonstrable harm to the amenity enjoyed by neighbouring sites with regard to loss of daylight/sunlight, overlooking/loss of privacy, noise or unneighbourliness sufficient to warrant refusal.

Due to the size and position of the rear extension, and the presence of similar extensions within the surrounding area, it is considered that the proposal will not result in any unacceptably overbearing or unneighbourly impacts on this site.

The rear extension is of sufficient distance from the property at No.51 Jubilee Avenue to not result in any significant demonstrable harm to this site in terms of loss of daylight or unneighbourliness. The proposal is BRE compliant.

The side elevations of the conservatory will have infill panels and obscured glazing and therefore the rear extension is not considered to result in a loss of privacy to neighbouring properties.

Overall, the proposal is not considered to give rise to significant demonstrable harm to the amenities of neighbouring residential occupiers and is therefore considered to represent an acceptable scheme in line with UDP policies BLT 15 and 16.

Traffic/Parking

In respect of off street car parking provision the relevant policy in the UDP is TRN 4 which refers to maximum standards being set for all types of development. Two car parking spaces are provided to the rear of the site for the 3 bedroom dwelling and one car parking space on the front forecourt for use by the one bedroom dwelling. The proposed off-street parking spaces are in accordance with Council's parking standards and forecourt parking guidance.

Conclusion: Overall, the proposal alterations are considered to be of an acceptable design (in line with UDP policy BLT 11) and will not result in significant harm to the appearance of the host property or appear unacceptably overbearing or visually intrusive to neighbours. The alterations and conversion of the property, for use as 1x 1 bedroom flat and 1 x 3 bedroom flat, will assist in adding to the number and range of dwelling units in the Borough (in line with STG 6, HSG 1, 4, 11, 13, 14 & 18) and will not result in significant demonstrable harm to the level of amenity enjoyed by the occupiers of nearby properties through unacceptable loss of daylight, privacy, or increase in noise, on-street parking or vehicular traffic (BLT 15, 16, TRN4).

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

PLANNING COMMITTEE – 19 OCTOBER 2006

Standard Conditions:

- AT01 - Development begun within 3 years.
- BD08 - Materials to match existing.
- LA11A - Landscaping required-hard and soft.
- DV30 - Refuse storage
- PK06A - Cycle storage
- GD02A - Restriction-Alterations/extn

Non-standard condition:

- NS01 - Detailed drawings showing forecourt parking and landscaping shall be submitted to and approved in writing by the Local Planning Authority prior to the development commencing. The forecourt parking and landscaping shall be implemented as part of the approved development. REASON: To safeguard the appearance of the surrounding area.

Standard informatives:

- IE05A - Noise control – building sites.
- IH06C - Damage to public highways.
- IL10A - Building regulations.
- IL19 - Summary Reasons for Granting PP insert: Overall, the proposal is considered to be of an acceptable design (in line with UDP policy BLT 11) and will not result in significant harm to the appearance of the host property or appear unacceptably overbearing or visually intrusive to neighbours. The alterations and conversion of the property, for use as 1 x 1 bed flat and 1 x 3 bedroom flat, will assist in adding to the number and range of dwelling units in the Borough (in line with STG 6, HSG 1, 4, 11, 13, 14 & 18) and will not result in significant demonstrable harm to the level of amenity enjoyed by the occupiers of nearby properties through unacceptable loss of daylight, privacy, or increase in noise, on-street parking or vehicular traffic (BLT 15, 16, TRN4).
- IL12A - Approved drawing numbers insert: Ordnance Survey Map received on 3rd July 2006, 0652/PL/001 Rev C received on 28th September 2006, 002 Rev A, 003 Rev A, 004 Rev B, 005 Rev B, 006 Rev B, 007 Rev A, 008 Rev A, 009 Rev B, 010 Rev B, 011 Rev B received on 6th September 2006 and 012 received on 26th September 2006.
- IL16FA - Relevant policies and proposals – FUL. Insert 'Richmond Upon Thames Unitary Development Plan - First Review 2005 Policies STG 6, BLT 11, 15, 16, TRN 4, HSG 1, HSG 13, HSG 14, HSG 18.

Background Papers:

- Application forms and drawings
- Letters of representation

copy 2.
001C
012

10.8
- 012
- 001C