

Application reference: 19/1855/HOT
TWICKENHAM RIVERSIDE WARD

| Date application received | Date made valid | Target report date | 8 Week date |
|---------------------------|-----------------|--------------------|-------------|
| 13.06.2019 | 18.06.2019 | 13.08.2019 | 13.08.2019 |

Site:

The Moorings , Eel Pie Island, Twickenham, TW1 3DY

Proposal:

Single storey rear extension, timber decking to rear, installation of external insulation and dark stained timber cladding, replacement windows to all elevations. Remodelling and replacement of the roof with black standing seam zinc comprising side and rear dormer roof extension and a rear roof terrace. Construction of a garden studio.

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

APPLICANT NAME

Diana Calam and Craig Beck
The Moorings, Eel Pie Island
Twickenham
TW1 3DY

AGENT NAME

Lucy Arrowsmith
4 Eel Pie Island
Twickenham
TW1 3DY
United Kingdom

DC Site Notice: printed on 21.06.2019 and posted on 28.06.2019 and due to expire on 19.07.2019

Consultations:

Internal/External:

Consultee

14D Urban D
LBRuT Trees Preservation Officer (North)

Expiry Date

08.08.2019
06.08.2019

Neighbours:

Min-Y-Don, Eel Pie Island, Twickenham, TW1 3DY, - 21.06.2019
Hurley Cottage, Eel Pie Island, Twickenham, TW1 3DY, - 21.06.2019
Blinkwater, Eel Pie Island, Twickenham, TW1 3DY, - 21.06.2019
Kent Lodge, Eel Pie Island, Twickenham, TW1 3DY, - 21.06.2019
The Sycamores, Eel Pie Island, Twickenham, TW1 3DY, - 21.06.2019
The Nook, Eel Pie Island, Twickenham, TW1 3DY, - 21.06.2019
Flat 1, Syds Quay, Eel Pie Island, Twickenham, TW1 3DY, - 21.06.2019
Flat 2, Syds Quay, Eel Pie Island, Twickenham, TW1 3DY, - 21.06.2019
Flat 3, Syds Quay, Eel Pie Island, Twickenham, TW1 3DY, - 21.06.2019
Flat 4, Syds Quay, Eel Pie Island, Twickenham, TW1 3DY, - 21.06.2019
Syds Quay, Eel Pie Island, Twickenham, TW1 3DY, - 21.06.2019
The Old Sail Loft, Eel Pie Island, Twickenham, TW1 3DY, - 21.06.2019
Thor, Eel Pie Island, Twickenham, TW1 3DY - 21.06.2019
Lodestar, Eel Pie Island, Twickenham, TW1 3DY, - 21.06.2019
Hb2 Jemima Ivy Castle, Eel Pie Island, Twickenham, TW1 3DY, - 21.06.2019
Gulliver, Eel Pie Island, Twickenham, TW1 3DY - 21.06.2019

History: Development Management, Appeals, Building Control, Enforcements:

Development Management

Status: GTD Application:00/T0495
Date:10/05/2000 Cupressocyparis Leylandii - Remove & Replace With Evergreen Hedging

Development Management

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|---|---|
| Status: GTD Date:10/05/2000 | Application:00/T0496 Cupressocyparis Leylandii - Remove & Replace With Evergreen Hedging |
| <u>Development Management</u> Status: GTD Date:10/05/2000 | Application:00/T0497 Cupressocyparis Leylandii - Remove & Replace With Evergreen Hedging |
| <u>Development Management</u> Status: GTD Date:10/05/2000 | Application:00/T0498 Cupressocyparis Leylandii - Remove & Replace With Evergreen Hedging |
| <u>Development Management</u> Status: GTD Date:10/05/2000 | Application:00/T0499 Cupressocyparis Leylandii - Remove & Replace With Evergreen Hedging |
| <u>Development Management</u> Status: GTD Date:10/05/2000 | Application:00/T0500 Cupressocyparis Leylandii - Remove & Replace With Evergreen Hedging |
| <u>Development Management</u> Status: GTD Date:10/05/2000 | Application:00/T0501 Cupressocyparis Leylandii - Remove & Replace With Evergreen Hedging |
| <u>Development Management</u> Status: GTD Date:10/05/2000 | Application:00/T0502 Cupressocyparis Leylandii - Remove & Replace With Evergreen Hedging |
| <u>Development Management</u> Status: GTD Date:10/05/2000 | Application:00/T0503 Cupressocyparis Leylandii - Remove & Replace With Evergreen Hedging |
| <u>Development Management</u> Status: GTD Date:10/05/2000 | Application:00/T0504 Weeping Willow - Crown Reduce By A Third |
| <u>Development Management</u> Status: GTD Date:10/05/2000 | Application:00/T0505 Weeping Willow - Crown Reduce By A Third |
| <u>Development Management</u> Status: GTD Date:18/07/2003 | Application:03/T1195 Weeping Willow - Crown Reduce By 1/3rd. |
| <u>Development Management</u> Status: GTD Date:18/07/2003 | Application:03/T1196 Weeping Willow - Crown Reduce By 1/3rd. |
| <u>Development Management</u> Status: GTD Date:27/08/2003 | Application:03/T1291 Weeping Willow (salix Babylonica) - Remove Failed Limb; Clean Crowns; Remove Deadwood. |
| <u>Development Management</u> Status: UNK Date:25/08/2003 | Application:03/T1292 Weeping Willow (salix Babylonica) - Remove Failed Limb; Clean Crowns; Remove Deadwood. |
| <u>Development Management</u> Status: GTD Date:27/08/2003 | Application:03/T1293 Robinia - Prune To Clear Property By 1 Metre. |
| <u>Development Management</u> Status: GTD Date:26/04/1989 | Application:89/0539/FUL Formation Of Roof Dormer. |
| <u>Development Management</u> Status: GTD Date:11/08/1980 | Application:80/0595 The erection of a single storey side extension with pitched roof. |
| <u>Development Management</u> Status: WNA Date:04/06/2015 | Application:13/T0233/TCA T1-2 - Willow - Reduce crown by 30%, clean out crown and remove fallen branch - In order to contain and maintain trees healthily within their environment T3 - Robinia - Section fell - As in decline T4-12 - Leyland Cypress - Section fell |
| <u>Development Management</u> Status: REF Date:15/06/2015 | Application:15/1639/PS192 Erection of a single storey conservatory to rear. |
| <u>Development Management</u> Status: RNO | Application:16/T0434/TCA |

Date:31/08/2016 T1 - Willow - Reduce height by 2-2.5 metres, pull in sides to balance canopy by 2 metres from furthest point, thin by 10% and remove major dead wood
T2 - Willow - Reduce height by 1.5-2 metres, pull in sides to balance canopy by 2 metres from furthest point, thin by 10% and remove major dead wood

Development Management

Status: RNO Application:19/T0372/TCA
Date:07/05/2019 5 DAY DANGEROUS TREE NOTIFICATION T1 - Willow - Remove hung limb back to a point just behind the crack/split

Development Management

Status: GTD Application:19/1855/HOT
Date:09/08/2019 Single storey rear extension, timber decking to rear, installation of external insulation and dark stained timber cladding, replacement windows to all elevations. Remodelling and replacement of the roof with black standing seam zinc comprising side and rear dormer roof extension and a rear roof terrace. Construction of a garden studio.

Building Control

Deposit Date: 28.10.2014 Install one or more new circuits Partial rewire Install a new circuit for electrical heating
Reference: 14/NIC01669/NICEIC

Building Control

Deposit Date: 17.12.2014 Install a gas-fired boiler
Reference: 15/FEN00143/GASAFE

Building Control

Deposit Date: 01.05.2019 Install replacement windows in a dwelling
Reference: 19/FEN00911/FENSA

Application reference: 19/1855/HOT

Address: The Moorings, Eel Pie Island Twickenham TW1 3DY

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|--|--|
| Proposal | Single storey rear extension, timber decking to rear, installation of external insulation and dark stained timber cladding, replacement windows to all elevations. Remodelling and replacement of the roof with black standing seam zinc comprising side and rear dormer roof extension and a rear roof terrace. Construction of a garden studio. |
| Site description / key designations | The application property comprises a single storey detached property with habitable accommodation within the roof space. The property is located on the northern side of Eel Pie Island facing the Embankment, Twickenham. The property is located within the Twickenham Riverside Conservation Area. The property is affected by the borough wide article 4 direction restricting basement developments under permitted development rights. |
| Planning history | <p>15/1639/PS192 Erection of a single storey conservatory to rear. Refused Permission 15 June 2015</p> <p>89/0539/FUL Formation Of Roof Dormer. Granted Permission 26 April 1989</p> <p>80/0595 The erection of a single storey side extension with pitched roof. Granted Permission 11 August 1980</p> |
| Policies | <p>The proposal has been considered having regard to the aims and objectives of the NPPF and Local Plan, in particular:</p> <p>Adopted Local Plan:</p> <ul style="list-style-type: none"> • LP 1 Local Character and Design Quality • LP 3 Designated Heritage Assets • LP 8 Residential Amenity and Living Conditions • LP 16 Trees, Woodlands and Landscape • LP 21 Flood Risk <p>Supplementary Planning Documents / Guidance:</p> <ul style="list-style-type: none"> • House extensions and external alterations • Twickenham Village Planning Guidance • Twickenham Riverside Conservation Area Character Statement |
| Material representations | The application has been publicised in accordance with the Local Planning Authority's requirements as set out in the Town and Country Planning (Development Management Procedure) (England) Order. No letters of representation have been received by the council. |
| Amendments | None |
| Professional comments | <p>The application site has been visited and the proposal assessed in relation to the following issues:</p> <ul style="list-style-type: none"> • Design / visual amenity • Neighbour amenity • Trees and ecology • Flood Risk <p>Design / Visual Amenity</p> <p><i>Policy LP 1 'Local Character and Design Quality' states the Council will require all development to be of high architectural and urban design quality. The high-quality character and heritage of the borough and its villages will need to be maintained and enhanced where opportunities arise. Development proposals will have to demonstrate a thorough understanding of the site and how it relates to its existing context, including character and appearance, and take opportunities to improve the quality and character of buildings, spaces and the local area. Development must respect, contribute to and enhance the local environment and character.</i></p> <p><i>Policy LP 3 'Designated Heritage Assets' states the Council will require development to conserve and, where possible, take opportunities to make a positive contribution to, the</i></p> |

historic environment of the borough. Development proposals likely to adversely affect the significance of heritage assets will be assessed against the requirement to seek to avoid harm and the justification for the proposal. The significance of the borough's designated heritage assets should be conserved and enhanced. All proposals in Conservation Area are required to preserve and, where possible, enhance the character or the appearance of the Conservation Area.

With regards to single storey rear extensions, the House Extensions and external Alterations SPD states the following;

- The overall shape, size and position of side and rear extensions should not dominate the existing house or its neighbours*
- The extension is integrated with the house which can work well with detached houses and sometimes on the end of uniform terraces*
- The external appearance of any extension must be carefully designed in order to avoid the visual confusion that can result when the style and materials of the original house are ignored.*

The applicant proposes to remodel the existing roof of the host property to include a side dormer and rear roof terrace, construct a single storey rear extension and construct a garden studio.

Single Storey rear extension

The applicant proposes a single storey rear extension to the host property that would be 2.5m in depth, 3m in height and 8.25m in width.

The overall shape, size and position of the single storey rear extension is considered appropriate in terms of design. The extension would not dominate the host property and would instead appear integrated with the house which is appropriate for a detached property.

The rear extension would create a flush rear elevation. This would create a symmetrical form of development that would create a more uniform rear elevation when the proposal is considered as a whole. This is of increased importance as the rear extension would be clearly visible from The Embankment on the opposite side of the river. It is considered that the extension would not result in an incongruous addition to the host property.

The proposed timber decking raises no material impact in terms of design and would be in a discrete location that would not form a prominent feature of the rear elevation. The proposed patio door also raises no material impact in terms of design as this is a common feature to the rear elevation of properties along the riverbank of Eel Pie Island.

Overall, the single storey rear extension raises no material impact in terms of design and would satisfy the aims and objectives of policy LP 1 and LP 3 of the Local Plan and the relevant SPD.

Alterations to roof

With regards to roof extensions, the House extensions and external alterations SPD states the following;

- Avoid roof extensions in the front of a house- It is undesirable to add a roof extension to the front of a house*
- Keep roof extensions in-scale with the existing structure*
- Roof extensions should not dominate the original roof*
- Dormer windows should be smaller than that of windows on the floor below.*

The applicant proposes to replace the existing rear facing dormer with a roof terrace. The roof terrace would be considerably larger in area than the existing dormer. Despite the change in scale, the terrace would be located in the same position as the existing dormer. This confirms that the proposal would reflect the existing character and detail of the host dwellinghouse. A roof terrace is considered appropriate in this area due to the riverside location of the host property.

The applicant proposes a side dormer across the western elevation of the host property. The side dormer is considered modest in terms of scale siting and design and would allow space to both sides and above and below the dormer. This allows the original roof form of the property to be appreciated. The dormer windows would be smaller than the fenestration on the floor below. This would allow the dormer to remain in-scale with the host property.

The applicant proposes to remodel the roof of the host property. The existing pitched outrigger would be removed due to the proposed rear extension. The resulting roof form would result in a more uniform design across the host property. The flat roof would be maintained which confirms that the proposal would reflect the existing character and detail of the host dwellinghouse. The council raises no objection to the re-modelled roof form.

The applicant proposes externally insulated and re-clad with dark grey / black timber cladding. Powder coated aluminium is also the proposed material for the fenestration. A dark profiled metal would be used for roofing. The overall blackened dark nature of the development is considered contemporary and high quality in terms of design. There are examples of dark timber cladding in place on Eel Pie Island at the Boathouse. The island benefits from an eclectic array of materials and therefore a contemporary design as proposed would be a suitable form of development within the setting it is proposed.

The provision of powder coated aluminium fenestration within the Twickenham Riverside Conservation Area is considered appropriate to the surrounding area. The proposed fenestration would reflect the contemporary design that is proposed on the project as a whole and would be considered a high quality of design.

Outbuilding

An outbuilding is proposed to the rear curtilage of the property adjacent to the eastern side of the property. The outbuilding would be 2.9m in height, 6.8m in depth and 4.4m in width.

The overall shape, size and position of the proposed outbuilding is considered appropriate in terms of design. The outbuilding would be located a sufficient distance from the host property and would not dominate the original dwelling. The outbuilding would be suitably located to the rear curtilage of the property which is considered appropriate in terms of design.

The outbuilding is considered appropriate in terms of scale and siting and raises no material impact in terms of design.

The proposed contemporary design is considered appropriate within the eclectic setting of Eel Pie Island and would be considered a general improvement to the current buildings poor use of materials that currently fail to enhance the Twickenham Riverside Conservation Area. The alterations to the property would enhance the quality of the host property and the character of the island it forms part of.

The proposal raises no significant issues in terms of design and therefore satisfies the aims and objectives of policy LP 1 & LP 3 of the Local Plan and the relevant SPD.

Neighbour Amenity

Policy LP 8 states all development will be required to protect the amenity and living conditions of new, existing, adjoining and neighbouring properties. The principles of this policy are reiterated in the House Extensions and External Alterations SPD.

The Proposed single storey extension would project 2.5m in depth. The House extensions and external alterations SPD states that '*The effect of a single storey extension is usually acceptable if the projection is no further than 4m for a detached property.*' Therefore, it is considered that the single storey extension is acceptable and would not lead to an unacceptable sense of enclosure or appear overbearing.

Due to the detached nature of the property and the river facing views, it is not considered that the proposed roof terrace would lead to an undue impact upon the

privacy of the neighbouring properties. The adjacent neighbour is a commercial building and it is not considered that the terrace would create any significant increase in overlooking to the property.

The proposed side dormer would not increase overlooking as obscure glazed glass is proposed as fenestration. This will successfully mitigate any privacy impacts.

The proposed outbuilding would not lead to an unacceptable sense of enclosure to the adjacent occupiers due to the considerable scale of the commercial neighbouring property and the sizeable boundary wall which splits the two properties.

The property would remain in residential use as a result of the development and no undue increase in noise or pollution would occur as a result of the proposal.

A sufficient amount of rear amenity space would be retained which would satisfy the guidelines set out in the House extensions and external alterations SPD.

The proposal raises no significant issues in terms of amenity and therefore satisfies the aims and objectives of policy LP 8 of the Local Plan and the relevant SPD.

Trees

Policy LP 16 of the Local Plan states 'The Council will require the protection of existing trees and the provision of new trees, shrubs and other vegetation of landscape significance that complement existing, or create new, high quality green areas, which deliver amenity and biodiversity benefits'

An Arboricultural report was submitted in support of the application prepared by ACS (tree) consulting to assess the impacts of the proposed outbuilding on the two mature Weeping Willow trees located to the rear curtilage of the dwelling by the riverside. The outbuilding would be located near to the tree which is protected due to its location within the Twickenham Riverside Conservation Area.

The report identified that the extent of the construction for the outbuilding within the root protection area of the two willows amounts to 0.5% of one tree and 1.6% of the second tree. It is considered that this is an acceptable level of construction that would have a negligible (neutral) impact on the trees.

The recommended tree protection measures noted within the report such as the erection of tree protection fencing / barriers, ground protection and site monitoring exercises will be secured by condition to the final decision notice.

The proposal raises no significant impacts to the two protected willow trees and as a result satisfies the aims and objectives of policy LP 16 of the Local Plan.

Flood Risk

Policy LP 21 of the Local Plan states that 'All developments should avoid, or minimise, contributing to all sources of flooding, including fluvial, tidal, surface water, groundwater and flooding from sewers, taking account of climate change and without increasing flood risk elsewhere'

The property is located within Flood zone 3b functional floodplain. Therefore, a flood risk assessment was produced in support of the application.

The report confirmed that the proposed finished floor levels would remain the same as that of the existing dwelling. The existing floor level is 5.515m AODN and would not be altered as a result of the proposal.

The proposed garden studio would be raised 400mm above ground level to allow water flow underneath the structure. Flood proofing measures would also be considered where necessary during the detailed design stage should the application have been considered policy compliant.

The proposal raises no material impact in terms of flood risk and as a result satisfy the aims and objectives of policy LP 21 of the Local Plan.

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| Recommendation | Approve, subject to conditions |
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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

This application is CIL liable YES* NO
 (*If yes, complete CIL tab in Uniform)

This application requires a Legal Agreement YES* NO
 (*If yes, complete Development Condition Monitoring in Uniform)

This application has representations online (which are not on the file) YES NO

This application has representations on file YES NO

Case Officer (Initials):EWA..... Dated: ...8/8/2019.....

I agree the recommendation:

~~Team Leader/~~Head of Development Management/Principal Planner



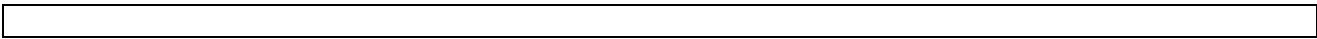
Dated: ... 9/8/2019.....

This application has been subject to representations that are contrary to the officer recommendation. The Head of Development Management has considered those representations and concluded that the application can be determined without reference to the Planning Committee in conjunction with existing delegated authority.

Head of Development Management:

Dated:

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|------------------------|
| 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

| | |
|----------|-----------------------------------|
| AT01 | Development begun within 3 years |
| U0067204 | Arboricultural Details |
| U0067205 | Approved drawings |
| U0067206 | Materials to match those approved |

INFORMATIVES

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|----------|-----------------------------|
| U0036631 | NPPF APPROVAL - Para. 38-42 |
| U0036630 | Composite Informative |
