

FIRST

Official

18/3770/HOT
35 Ross Road Twickenham TW2 6JR

Site Description

The site comprises a two-storey with habitable roofspace semi-detached single-family dwellinghouse located to the western side of Ross Road, to its east it faces Chertsey Road which is a major trunk road in the borough. The building is finished in a mixture of brickwork and timber cladding and it currently has a modest front porch at the principal elevation. The site has no special designation and it falls within the Whitton and Heathfield Village which has a relevant Village Planning Guidance. However, a short distance directly adjacent to the site is an area designated as Other Open Land of Townscape Importance (OOLTI).

Planning History

15/1132/PDE: Proposed single storey rear extension (4.2m in depth, 2.4m to the eaves and 3.325m overall height). **GPD Extension Approved 23/04/2015**

14/4507/PS192: Proposed single storey side extension and front porch extension. **Granted permission 24/12/2014**

14/4081/PDE: Proposed single storey rear extension (3.6m in depth, 2.4m to the eaves and 3.5m overall height). **GPD Extension Approved 12/11/2014**

Proposal

This application is for part single, part double storey side and rear extensions.

Planning Policies

National Planning Policy Framework (NPPF, 2018)
London Plan (2016)

Local Plan (2018)

- LP1 Local Character and Design Quality
- LP8 Amenity and Living Conditions
- LP14 Other Open Land of Townscape Importance

Supplementary Planning Documents

- House Extensions and External Alterations (2015)
- Character Area Village Planning – Whitton and Heathfield Village (2014)

Public and Other Representations

4 neighbouring properties were consulted as part of this application and subsequently, no representation has been made to the Council.

Professional Comment

The main planning matters to be assessed are:

- i. *Design and Local Character*
- ii. *Residential Amenity*

Design and Local Character

The Council's adopted Supplementary Planning Document (SPD) 'House Extensions and External Alterations', encourages the retention of the original form of the host property and any alterations should enhance the quality of the building. The original appearance should always be the reference point when considering any changes. In terms of extensions (including roof extensions) they should not dominate the existing house and should harmonise with the original appearance. In achieving this aim, extensions can be made to appear as an obvious addition which is subordinate to the main structure, so that the original form can still be appreciated.

Two storey side and rear extensions should not be greater than half the width of the original building, to ensure the extension does not over-dominate the building's original scale and character. To avoid infill existing gaps, they should be sited 1m from the side boundary and to be subordinate, it is usually desirable to set back the extension by at least 1 metre behind the front elevation.

With regard to windows the SPD mentions that they are important features and an inappropriate choice can easily spoil an otherwise satisfactory design. Adding an extension with different windows from those used on the original house may provide for a particular need but will do little to create a well-mannered unified exterior.

It is noted that the submission contains a number of discrepancies when compared to the actual situation on site. The two main discrepancies are that a large rear dormer roof extension and 3Nos. front rooflights have not been illustrated on the existing drawings and so has the existing front porch (not been shown) which is simply shown as the original canopy. Discrepancies aside, it is noted that the street contains a number of properties of similar style with a few having modest porches added to their front entrances.

The Council's guidance is clear that two-storey extensions must appear as an obvious addition and to highlight the distinction between the original and the addition, a recession of 1m from the existing front elevation must be provided. This would also give an effect of subservience between the existing and the proposed and avoid a situation where the proposed structure dominates the existing built form.

In this case, whilst the proposed extension would appear to provide some continuation in the form of the existing building at its SW flank elevation by matching the existing ridge, front roof slope and side profile to a moderate extent at a width of approx. 1.65m, it is nonetheless considered that the disruption to the front (principal) elevation would be pronounced, in the sense that it changes the character of the entrance to a noticeable extent by adding a structure which has a part porch and part habitable room appearance. It is normally desirable to separate porches from extensions that are not used as secondary to the main dwelling as this avoids a combined character that appears confusing at the focal point of a dwelling (i.e. its entrance). Porches should be modest in scale and dimension and generally in proportion with the front door and these would not be achieved in this case.

Front extensions not serving as porches are rarely acceptable as they can change the original form of houses to a significant extent and affect its relationship with the streetscene and adjoining properties, especially where there is a row of similar houses. In this case, the proposed front extension/porch would completely overwhelm the principal elevation of the building by creating an incongruous

element when viewed in context along with the other front entrances on the street. The street has a fairly consistent character in principal elevations of houses and whilst some have porches, they are of an acceptable scale, reflective of the existing one at the host property. There are no front extensions except for No.40 which has a projecting front structure. However, this does not appear to have the relevant planning permission and highlights the harm caused to the established character.

The rear/side of the rear proposed extension would be modest in scale with a projection of approx. 3.5m (to match the depth of the existing rear extension), a height of roughly 2.8m across a width of about 2.67m. However, it would have a different form to the existing ground floor rear structure and would appear mismatched and therefore incongruous. Nonetheless, being at the rear the impact would be less than substantial in this case.

Notwithstanding this, when considered cumulatively with the proposed part single, part double storey front/side extensions, the existing single storey rear and side extensions, it is considered that the proposed scheme would be an overdevelopment of the property and harmful to its original form and vernacular detail. Additionally, although not to a significant extent, the gap between buildings would also be partially closed across both ground and first floors and this would have an impact on the appearance of the street. The resultant impact would give rise to an addition which would appear incongruous and obtrusive by reducing the gaps between buildings on the street, which are otherwise well paced with similar distances in between. Significantly, this would destroy the remaining symmetry between the pair of semi-detached houses.

The proposal therefore lacks integrity and compatibility with the character of the streetscene and this would destroy the remaining uniformity between houses of similar style which dominates this part of the street. Hence, it does not respond to the local context and established built form of the vicinity.

Residential Amenity

Policy LP8 states that the Council will seek to protect adjoining properties from unreasonable loss of privacy, pollution, visual intrusion, noise and disturbance. Any views given below are made without the basis of a site visit to the adjacent properties which will be done as part of any formal planning application.

The proposed rear addition would be no deeper than the existing and at approx. 3.5m in depth and under 3m for the eaves height, this would be SPD compliant in terms of protecting amenity.

The first-floor element of the part single, part double storey side/rear extensions would not project beyond the existing rear elevation and it appears that the existing window in the northern flank elevation at No.34 (adjoining immediately to the south) seem to serve a non-habitable room (stairs landing).

The front extension/porch would modestly extend beyond the front elevation of No.34 by approx. 1.15m and as No.34 also has a front porch, the proposed structure would not be instantly noticeable from this property. In any case, there would still be a noticeable gap between the two properties.

On the other side of the boundary at No.36, the offset between the proposed front porch/extension would be approx. 5m from any front habitable room window and due to the moderate scale proposed, this would have a neutral impact on No.36.

In view of this, there would be no undue harm to amenity from the proposed scheme.

Other Issues - Other Open Land of Townscape Importance

Policy LP14 states that other open areas that are of townscape importance will be protected in open use and enhanced where possible.

The grass verge area between Ross Road and Chertsey Road is designated Other Open Land of Townscape Importance (OOLTI). However, the proposal would be fairly uncompromising to this important space of greenery within the locality as although it would slightly change the view from this space towards the property, this would not be to an excessively noticeable extent nor would it fully close the view towards properties at the rear of the application site so as to enclose this space.

Summary

The proposed scheme by reason of its cumulative impact on the original form of the house and the conspicuousness of the proposed ground floor front extension/porch would be noticeably prominent and therefore harmful to the established vernacular character of the semi-detached pair of houses, the appearance of the streetscene and aesthetic quality of the area. Hence, it considered as unsympathetic, unintegral and incompatible to the surrounds.

Conclusion

The scheme is therefore contrary to the National Planning Policy Framework (2018), and policy LP1 of the Local Plan (2018) as well as the Supplementary Planning Documents 'House Extensions and External Alterations' (2015) and Character Area Village Planning – Whitton and Heathfield Village (2014).

Recommendation: REFUSE.

18/0501/HOT
35 Ross Road Twickenham TW2 6JR

Site Description

The site comprises a two-storey with habitable roofspace semi-detached single-family dwellinghouse located to the western side of Ross Road, to its east it faces Chertsey Road which is a major trunk road in the borough. The building is finished in a mixture of brickwork and timber cladding and it currently has a modest front porch at the principal elevation. The site has no special designation and it falls within the Whitton and Heathfield Village which has a relevant Village Planning Guidance. However, a short distance directly adjacent to the site is an area designated as Other Open Land of Townscape Importance (OOLTI).

Planning History

15/1132/PDE: Proposed single storey rear extension (4.2m in depth, 2.4m to the eaves and 3.325m overall height). **GPD Extension Approved 23/04/2015**

14/4507/PS192: Proposed single storey side extension and front porch extension. **Granted permission 24/12/2014**

14/4081/PDE: Proposed single storey rear extension (3.6m in depth, 2.4m to the eaves and 3.5m overall height). **GPD Extension Approved 12/11/2014**

Proposal

This application is for part single, part double storey front, side and rear extensions.

Planning Policies

National Planning Policy Framework (NPPF, 2018)
London Plan (2016)

Local Plan (2018)

- LP1 Local Character and Design Quality
- LP8 Amenity and Living Conditions
- LP14 Other Open Land of Townscape Importance

Supplementary Planning Documents

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Public and Other Representations

4 neighbouring properties were consulted as part of this application and subsequently, no representation has been made to the Council.

Professional Comment

The main planning matters to be assessed are:

- i. *Design and Local Character*
- ii. *Residential Amenity*

Design and Local Character

The Council's adopted Supplementary Planning Document (SPD) 'House Extensions and External Alterations', encourages the retention of the original form of the host property and any alterations should enhance the quality of the building. The original appearance should always be the reference point when considering any changes. In terms of extensions (including roof extensions) they should not dominate the existing house and should harmonise with the original appearance. In achieving this aim, extensions can be made to appear as an obvious addition which is subordinate to the main structure, so that the original form can still be appreciated.

Two storey side and rear extensions should not be greater than half the width of the original building, to ensure the extension does not over-dominate the building's original scale and character. To avoid infill existing gaps, they should be sited 1m from the side boundary and to be subordinate, it is usually desirable to set back the extension by at least 1 metre behind the front elevation.

With regard to windows the SPD mentions that they are important features and an inappropriate choice can easily spoil an otherwise satisfactory design. Adding an extension with different windows from those used on the original house may provide for a particular need but will do little to create a well-mannered unified exterior.

It is noted that the submission contains a number of discrepancies when compared to the actual situation on site. The two main discrepancies are that a large rear dormer roof extension and 3Nos. front rooflights have not been illustrated on the existing drawings and so has the existing front porch (not been shown) which is simply shown as the original canopy, although there is a relevant permission for the porch. Discrepancies aside, it is noted that the street contains a number of properties of similar style with a few having modest porches added to their front entrances.

The Council's guidance is clear that two-storey extensions must appear as an obvious addition and to highlight the distinction between the original and the addition, a recession of 1m from the existing front elevation must be provided. This would also give an effect of subservience between the existing and the proposed and avoid a situation where the proposed structure dominates the existing built form.

In this case, whilst the proposed double storey extension would be set lower than the ridge height of the existing main roof and it would have a similar pitch angle to the existing roof slopes and would be joined with the rear roof slope, taking a similar profile to the existing building at its SW flank elevation, except where there would be a rear projection of approx. 4.3m. The increase in width from the side extension would be approx. 1.65m towards No.34.

It is considered that the disruption to the front (principal) elevation would be pronounced, in the sense that it changes the character of the entrance to a noticeable extent by adding a structure which has a part porch and part habitable room appearance. It is normally desirable to separate porches from extensions that are not used as secondary to the main dwelling, as this avoids a combined character that appears confusing at the focal point of a dwelling (i.e. its entrance). Porches should be modest in scale and dimension and generally in proportion with the front door and these would not be achieved in this case.

Front extensions not serving as porches are rarely acceptable as they can change the original form of houses to a significant extent and affect its relationship with the streetscene and adjoining properties, especially where there is a row of similar houses. In this case, the proposed front extension/porch would completely overwhelm the principal elevation of the building by creating an incongruous element when viewed in context along with the other front entrances on the street. The street has a fairly consistent character in principal elevations of houses and whilst some have porches, they are of an acceptable scale, reflective of the existing one at the host property. There are no front extensions except for No.40 which has a projecting front structure. However, this does not appear to have the relevant planning permission and highlights the harm caused to the established character.

Significantly, the proposed double storey side extension cumulatively with the front/side extension would give rise to a grossly incongruous, overscale and obtrusive form of development which lacks subservience. The resultant impact would be an ill-proportioned structure which would noticeably disrupt the setting of the plot and harm the established vernacular character of the building. The rear double storey projection, at some 4.3m would also serve to overwhelm the rear elevation to a large extent, with its strong gable end and sheer physical presence.

Additionally, although not to a significant extent, the gap between buildings would also be partially closed across both ground and first floors and this would have an impact on the appearance of the street. The resultant impact would give rise to an addition which would be unfit to the character of the streetscene by reducing the gaps between buildings, which are otherwise well paced with similar distances in between. Significantly, this would destroy the remaining symmetry between the pair of semi-detached houses.

The proposal therefore lacks integrity and compatibility with the character of the area and this would destroy the remaining uniformity between houses of similar style which dominates this part of the street. Hence, it does not respond to the local context and established built form of the vicinity. This is therefore contrary to relevant policies and guidance related to design and local character.

Residential Amenity

Policy LP8 states that the Council will seek to protect adjoining properties from unreasonable loss of privacy, pollution, visual intrusion, noise and disturbance. Any views given below are made without the basis of a site visit to the adjacent properties which will be done as part of any formal planning application.

The proposed double storey side/rear extension fails the 45 degree BRE test from the ground floor rear habitable room windows at No.34 adjoining to the immediate SW and as such, would cause loss of daylight/sunlight, appear as overbearing and increase the sense of enclosure on this dwelling. There would also be some visual amenity harm due to the sheer double storey flank wall that would be obvious from the rear amenity space of No.34. As such, the proposal would cause loss of amenity to the occupiers at No.34.

The front extension/porch would modestly extend beyond the front elevation of No.34 by approx. 1.15m and as No.34 also has a front porch, the proposed structure would not be instantly noticeable from this property. In any case, there would still be a noticeable gap between the two properties.

On the other side of the boundary at No.36, the offset between the proposed front porch and extensions would be approx. 5m from any habitable room windows and this would have a neutral impact on the amenity of occupiers at No.36.

The harm on No.34 is however unacceptable and does not comply with relevant policies and guidance related to amenity and living conditions.

Other Issues - Other Open Land of Townscape Importance

Policy LP14 states that other open areas that are of townscape importance will be protected in open use and enhanced where possible.

The grass verge area between Ross Road and Chertsey Road is designated Other Open Land of Townscape Importance (OOLTI). However, the proposal would be fairly uncompromising to this important space of greenery within the locality as although it would slightly change the view from this space towards the property, this would not be to an excessively noticeable extent nor would it fully close the view towards properties at the rear of the application site so as to enclose this space.

Summary

The proposed scheme by reason of its scale, bulk and mass would introduce an overscale, obtrusive and ill-proportioned structure which would be detrimental to the established vernacular of the host and adjoining buildings, as well as the character of the street. It would also offset the balance of between the pair of semi-detached dwellings. Hence, it considered as unsympathetic, unintegral and incompatible to the surrounds.

Additionally, it would cause noticeable harm to the residential amenities of the occupiers at No.34 by being unduly overbearing to cause loss of daylight/sunlight into rear ground floor habitable rooms, increase the sense of enclosure and be visually intrusive from the rear garden/amenity space.

Conclusion

The scheme is therefore contrary to the National Planning Policy Framework (2018), and policies LP1 and LP8 of the Local Plan (2018) as well as the Supplementary Planning Documents 'House Extensions and External Alterations' (2015) and Character Area Village Planning – Whitton and Heathfield Village (2014).

Recommendation: REFUSE.

1656
19/0501/HOT
35 Ross Road Twickenham TW2 6JR

Site Description

The site comprises a two-storey with habitable roofspace semi-detached single-family dwellinghouse located to the western side of Ross Road, to its east it faces Chertsey Road which is a major trunk road in the borough. The building is finished in a mixture of brickwork and timber cladding and it currently has a modest front porch at the principal elevation. The site has no special designation and it falls within the Whitton and Heathfield Village which has a relevant Village Planning Guidance. However, a short distance directly adjacent to the site is an area designated as Other Open Land of Townscape Importance (OOLTI).

Planning History

19/0501/HOT: Part single, part double storey front, side and rear extensions. **Refused permission 12/04/2019**

Reason(s) for refusal –

- i. **Amenity:** *The proposed development would cause noticeable harm to the residential amenities of the occupiers at No.34 by being unduly overbearing, causing loss of daylight/sunlight into a rear ground floor habitable rooms, increasing the sense of enclosure and being visually intrusive from the rear garden/amenity space. The scheme is therefore contrary to the National Planning Policy Framework (2018), and policy LP8 of the Local Plan (2018) as well as the Supplementary Planning Document 'House Extensions and External Alterations' (2015).*
- ii. **Design:** *The proposed scheme by reason of its scale, bulk and mass would introduce an overscaled, obtrusive and ill-proportioned structure which would be detrimental to the established vernacular of the host and adjoining buildings, as well as the character of the streetscene. It would also offset the balance of between the pair of semi-detached dwellings. Hence, it is considered as unsympathetic, unintegral and incompatible to the surrounds. The scheme is therefore contrary to the National Planning Policy Framework (2018), and policy LP1 of the Local Plan (2018) as well as the Supplementary Planning Documents 'House Extensions and External Alterations' (2015) and Character Area Village Planning - Whitton and Heathfield Village (2014).*

15/1132/PDE: Proposed single storey rear extension (4.2m in depth, 2.4m to the eaves and 3.325m overall height). **GPD Extension Approved 23/04/2015**

14/4507/PS192: Proposed single storey side extension and front porch extension. **Granted permission 24/12/2014**

14/4081/PDE: Proposed single storey rear extension (3.6m in depth, 2.4m to the eaves and 3.5m overall height). **GPD Extension Approved 12/11/2014**

Proposal

This application is for erection of single-storey front, rear and side extensions.

Planning Policies

National Planning Policy Framework (NPPF, 2018)
London Plan (2016)

Local Plan (2018)

- *LP1 Local Character and Design Quality*
- *LP8 Amenity and Living Conditions*
- *LP14 Other Open Land of Townscape Importance*

Supplementary Planning Documents

- *House Extensions and External Alterations (2015)*
- *Character Area Village Planning – Whitton and Heathfield Village (2014)*

Public and Other Representations

4 neighbouring properties were consulted as part of this application and subsequently, no representation has been made to the Council.

Professional Comment

The main planning matters to be assessed are:

- Design and Local Character*
- Residential Amenity*

Design and Local Character

The Council's adopted Supplementary Planning Document (SPD) 'House Extensions and External Alterations', encourages the retention of the original form of the host property and any alterations should enhance the quality of the building. The original appearance should always be the reference point when considering any changes. In terms of extensions (including roof extensions) they should not dominate the existing house and should harmonise with the original appearance. In achieving this aim, extensions can be made to appear as an obvious addition which is subordinate to the main structure, so that the original form can still be appreciated.

With regard to windows the SPD mentions that they are important features and an inappropriate choice can easily spoil an otherwise satisfactory design. Adding an extension with different windows from those used on the original house may provide for a particular need but will do little to create a well-mannered unified exterior.

It is noted that the submission contains a number of discrepancies when compared to the actual situation on site. These are amongst other things; an inaccurate scale and form of the existing rear extension and the fenestration style of the front porch is shown differently to how it actually is on site. Discrepancies aside, it is noted that the street contains a number of properties of similar style with a few having modest size porches added to their front entrances.

The proposal would introduce a wrap-around extension in the place of the existing front porch, side and rear extensions. The rear proposed rear projection would only be modestly deeper than the existing and as such, this would not constitute a substantial disruption to the setting of the plot. However, the cumulative impact of combining the front, side and rear extensions would be appear

noticeably stark and ill-proportioned to the exposed elevations of the house, to appear inordinate and harmful to the established vernacular at the host and adjoining properties.

The SPD is clear that side extensions must be set back from the front elevation by at least a metre to ensure subservience and distinguish between the old and new. In this case, the side extension would wrap-around the front elevation to form a new front porch; this is an unwanted effect as it would uncharacteristically alter the design of the house at its most focal point (i.e. its entrance), and overwhelm the setting of the existing front porch and the principal elevation of the house to create an incongruous element when viewed in context along with the other front entrances on the street. Notwithstanding this, the width of the side extension would also be modest and no wider than half the width of the original house.

It is considered that the disruption to the front (principal) elevation would be pronounced, in the sense that it changes the character of the entrance to a noticeable extent by adding a structure which has a part porch and part habitable room appearance. It is normally desirable to separate porches from extensions that are not used as secondary to the main dwelling, as this avoids a combined character that appears confusing from the streetview. Porches should be modest in scale and dimension and generally in proportion with the front door and these would not be achieved in this case.

The street has a fairly consistent character in principal elevations of houses and whilst some have porches, they are of an acceptable scale, reflective of the existing one at the host property. There are no front extensions except for No.40 which has a projecting front structure. However, this does not appear to have the relevant planning permission and highlights the harm caused to the established character. Significantly, this would destroy the remaining symmetry between the pair of semi-detached houses.

The proposal therefore lacks integrity and compatibility with the character of the area and this would destroy the remaining balance between the semi-detached pair of houses. Hence, it does not respond to the local context and established built form of the vicinity. This is therefore contrary to relevant policies and guidance related to design and local character.

Residential Amenity

Policy LP8 states that the Council will seek to protect adjoining properties from unreasonable loss of privacy, pollution, visual intrusion, noise and disturbance.

As there would be only a modest increase in depth at the rear garden of less than half a metre and the eaves height would be set below 3m, it is not considered that this would be overly noticeable from adjoining properties. Notwithstanding this, the proposal would be closer to the shared boundary with No.34 although there would still be a gap of approx. 1.85m which would reduce the prominence of the proposed structure. Hence, there would be no significant loss amenity from the rear element of the proposal.

The front extension/porch would modestly extend beyond the front elevation of No.34 but as No.34 also has a front porch, the proposed structure would not be instantly noticeable from this property. In any case, there would still be a noticeable gap between the two properties as previously mentioned.

On the other side of the boundary at No.36, the offset between the proposed front porch and extensions would be approx. 5m from any habitable room windows and this would have a neutral impact on the amenity of occupiers at No.36.

The scheme therefore complies with relevant policies and guidance related to amenity and living conditions.

Other Issues - Other Open Land of Townscape Importance

Policy LP14 states that other open areas that are of townscape importance will be protected in open use and enhanced where possible.

The grass verge area between Ross Road and Chertsey Road is designated Other Open Land of Townscape Importance (OOLTI). However, the proposal would be fairly uncompromising to this important space of greenery within the locality as although it would slightly change the view from this space towards the property, this would not be to an excessively noticeable extent nor would it fully close the view towards properties at the rear of the application site so as to enclose this space.

Summary

The proposed scheme by reason of its scale, bulk and mass would introduce an overscale, obtrusive and ill-proportioned cumulative structure which would be detrimental to the established vernacular of the host and adjoining houses, as well as the character of the street. It would also offset the balance of between the pair of semi-detached dwellings. Hence, it considered as unsympathetic, unintegral and incompatible to the surrounds.

Conclusion

The scheme is therefore contrary to the National Planning Policy Framework (2018), and policy LP1 of the Local Plan (2018) as well as the Supplementary Planning Documents 'House Extensions and External Alterations' (2015) and Character Area Village Planning – Whitton and Heathfield Village (2014).

Recommendation: REFUSE.

35 Ross Road Twickenham TW2 6JR. UPRN: 100022344743

Case History Report created on 20-Sep-2019 at 10:08 AM

Number of Constraints found: 7

Article 4 Direction Basements (Article 4 Direction - Basements / Ref: ART4/BASEMENTS / Effective from: 20180418)

Community Infrastructure Levy Band (Low)

Surface Water Flooding (Area Less Susceptible to) - Environment Agency ()

Take Away Management Zone (Take Away Management Zone)

Village (Whitton and Heathfield Village)

Village Character Area (Percy Road, Ryecroft Road and surrounds - Area 9 Whitton & Heathfield Village Planning Guidance Page 41 CHARAREA01/09/01)

Ward (Heathfield Ward)

End of constraint report.

Number of Development Control cases: 7

Ref	Proposal	Received	Valid	Decision	Officer	Dec Date	Appeal lodged	Appeal Dec Date
19/2863/HOT	The erection of a 2 storey side & single storey rear extension to include new windows & bi-folding doors	19/09/2019						
19/1656/HOT	Erection of single-storey front, rear and side extensions.	24/05/2019	24/05/2019	refused permission	RFE	16/07/2019		
19/0501/HOT	Part single, part double storey front, side and rear extensions.	15/02/2019	15/02/2019	refused permission	RFE	12/04/2019		

18/3770/HOT	Proposed single front and rear extension, including double side extension.	19/11/2018	19/11/2018	refused permission	RFE	14/01/2019		
15/1132/PDE	Proposed single storey rear extension (4.2m in depth, 2.4m to the eaves and 3.325m overall height).	16/03/2015	16/03/2015	GPD Extension Approved	ROM	23/04/2015		
14/4507/PS192	Proposed single storey side extension and front porch extension.	30/10/2014	03/11/2014	granted permission	SAC	24/12/2014		
14/4081/PDE	Proposed single storey rear extension (3.6m in depth, 2.4m to the eaves and 3.5m overall height).	25/09/2014	01/10/2014	GPD Extension Approved	ROM	12/11/2014		

End of Development Control cases

Number of Building Control cases: 6

Ref	Description	Received	Decided	Decision	Started	Completed	Of
15/NIC02716/NICEIC	Circuit alteration or addition in a special location Install one or more new circuits	11/11/2015				11/11/2015	

15/HET00260/HETAS	Installed Nibe Stoves: Contura 850 Installed Generic: Flue Liner	01/07/2015				01/07/2015	
15/0158/FP/1	Single storey rear extension and single storey side extension and front porch	26/02/2015	09/03/2015	Plans Approved Conditionally			PA
15/0158/FP	Single storey rear extension and single storey side extension and front porch	23/01/2015	28/01/2015	Plans Rejected	18/03/2015		PA
11/NAP00711/NAPIT	One or more new circuits House Dwelling	22/10/2011				22/10/2011	
11/1537/BN	Loft Conversion with rear dormer.	07/08/2011			12/09/2011	25/10/2011	PA

End of Building Control cases

Number of planning enforcement cases: 0

End of Planning Enforcement cases

Number of related sites: 1

STREET RECORD Ross Road Twickenham. UPRN: 010070719473. (Related item: 1 of 1)

Development Control cases: 4

Ref	Proposal	Received	Valid	Decision	Officer	Dec Date	Appeal lodged	Appeal Dec Date	Appe Decis
64/0891	Erection of 14 1-bedroom dwellings for elderly people.	31/07/1964	31/07/1964	granted permission		05/10/1964			

47/8698	Addition to existing factory to form canteen.	11/10/1957	11/10/1957	granted permission		27/11/1957		
47/4123	Erection of six houses and five garages.	26/05/1953	26/05/1953	granted permission		30/06/1953		
47/1956	The erection of six flats and 5 garages.	30/08/1950	30/08/1950	granted permission		20/11/1950		

No Building Control cases

Number of planning enforcement cases: 1

Ref	Nature	Received	Status	Closed	Notice date	Breach	Officer
19/0090/EN/BCN	Parking	25/02/2019	Case Closed	03/05/2019			ANT

End of related sites

Report completed at 10:08 AM



23/09

2

Community Infrastructure Levy (CIL) - Determining whether a Development may be CIL Liable Planning Application Additional Information Requirement form

Following the introduction of the Community Infrastructure Levy (CIL) all applicants for full planning permission, including householder applications and reserved matters following an outline planning permission, and applicants for lawful development certificates are required to provide the following information. **Please read the associated Guidance Notes before you complete the form. Notes on the questions are provided at http://www.planningportal.gov.uk/uploads/1app/cil_guidance.pdf**

1. Application Details

Applicant or Agent Name:

Nicky Gillings - iPlans

Planning Portal Reference (if applicable):

Local authority planning application number (if allocated):

Site Address:

35 Ross Road
Twickenham
TW2 6JR

Description of development:

Erection of a two-storey side & single-storey rear extension, to include new windows & bi-folding doors.

Does the application relate to minor material changes to an existing planning permission (is it a Section 73 application)?

Yes

Please enter the application number:

No

If yes, please go to **Question 3**. If no, please continue to **Question 2**.

2. Liability for CIL

Does your development include:

a) New build floorspace (including extensions and replacement) of 100 sq ms or above?

Yes No

b) Proposals for one or more new dwellings either through conversion or new build (except the conversion of a single dwelling house into two or more separate dwellings)?

Yes No

c) None of the above

Yes No

If you answered yes to either a), or b) please go to **Question 4**.

If you answered yes to c), please go to **8. Declaration** at the end of the form.

3. Applications for Minor Material Changes to an Existing Planning Permission

a) Does this application involve a change in the amount or use of new build floorspace, where the total floorspace, including that previously granted planning permission, is over 100 sq m?

Yes No

b) Does this application involve a change in the amount of floorspace where one or more new dwellings are proposed, either through conversion or new build (except the conversion of a single dwelling house into two or more separate dwellings)?

Yes No

If you answered yes to either a), or b) please go to **Question 4**.

If you answered no to both a) and b), please go to **8. Declaration** at the end of the form.

4. Exemption or Relief

a) Is the site owned by a charity where the development will be wholly or mainly for charitable purposes, and the development will be either occupied by or under the control of a charitable institution?

Yes No

b) Does the proposed development include affordable housing which qualifies for mandatory or discretionary Social Housing relief?

Yes No

If you answered yes to a) or b), please also complete CIL Form 2 – '**Claiming Exemption or Relief**' available from www.planningportal.gov.uk/cil. You will also need to complete this form if you think you are eligible for discretionary charitable relief offered by the relevant local authority, please check their website for details.

c) Do you wish to claim a self build exemption for a whole new home?

Yes No

If you have answered yes to c) please also complete a CIL Form SB1-1 - '**Self Build Exemption Claim Form: Part 1**' available from www.planningportal.gov.uk/cil.

d) Do you wish to claim a self build exemption for a residential annex or extension?

Yes No

If you have answered yes to d) please also complete CIL Form '**Self Build Annex or Extension Claim Form**' available from www.planningportal.gov.uk/cil.

5. Reserved Matters Applications

Does this application relate to details or reserved matters pursuant to an application that was granted planning permission prior to the introduction of the CIL charge in the relevant local authority area?

Yes

Please enter the application number:

No

If you answered yes, please go to **8. Declaration** at the end of the form.

If you answered no, please continue to complete the form.

i. Proposed New Floorspace

a) Does your application involve new **residential floorspace** (including new dwellings, extensions, conversions/changes of use, garages, basements or any other buildings ancillary to residential use)?

V.B. conversion of a single dwelling house into two or more separate dwellings (without extending them) is NOT liable for CIL. If this is the sole purpose of your development proposal, answer 'no' to Question 2b and go straight to the declaration at Question 8.

Yes No

If yes, please complete the table in section 6c) below, providing the requested information, including the floorspace relating to new dwellings, extensions, conversions, garages or any other buildings ancillary to residential use.

c) Does your application involve new **non-residential floorspace**?

Yes No

If yes, please complete the table in section 6c) below, using the information provided for Question 18 on your planning application form.

c.) Proposed floorspace:

Development type	(i) Existing gross internal floorspace (square metres)	(ii) Gross internal floorspace to be lost by change of use or demolition (square metres)	(iii) Total gross internal floorspace proposed (including change of use, basements, and ancillary buildings) (square metres)	(iv) Net additional gross internal floorspace following development (square metres) (iv) = (iii) - (ii)
Market Housing (if known)				
Social Housing, including shared ownership housing (if known)				
Total residential floorspace				
Total non-residential floorspace				
Total floorspace				

7. Existing Buildings

a) How many existing buildings on the site will be retained, demolished or partially demolished as part of the development proposed?

Number of buildings:

c) Please state for each existing building/part of an existing building that is to be retained or demolished, the gross internal floorspace that is to be retained and/or demolished and whether all or part of each building has been in use for a continuous period of at least six months within the past thirty six months. Any existing buildings into which people do not usually go or only go into intermittently for the purposes of inspecting or maintaining plant or machinery, or which were granted temporary planning permission should not be included here, but should be included in the table in question 7c).

	Brief description of existing building/part of existing building to be retained or demolished.	Gross internal area (sq ms) to be retained.	Proposed use of retained floorspace.	Gross internal area (sq ms) to be demolished.	Was the building or part of the building occupied for its lawful use for 6 of the 36 previous months (excluding temporary permissions)?		When was the building last occupied for its lawful use? Please enter the date (dd/mm/yyyy) or tick still in use.
					Yes <input type="checkbox"/>	No <input type="checkbox"/>	
1					Yes <input type="checkbox"/>	No <input type="checkbox"/>	Date: <input type="text"/> or Still in use: <input type="checkbox"/>
2					Yes <input type="checkbox"/>	No <input type="checkbox"/>	Date: <input type="text"/> or Still in use: <input type="checkbox"/>
3					Yes <input type="checkbox"/>	No <input type="checkbox"/>	Date: <input type="text"/> or Still in use: <input type="checkbox"/>
4					Yes <input type="checkbox"/>	No <input type="checkbox"/>	Date: <input type="text"/> or Still in use: <input type="checkbox"/>
Total floorspace							

7. Existing Buildings continued

2) Does your proposal include the retention, demolition or partial demolition of any whole buildings **into which people do not usually go or only go into intermittently for the purposes of inspecting or maintaining plant or machinery, or which were granted planning permission for a temporary period?** If yes, please complete the following table:

	Brief description of existing building (as per above description) to be retained or demolished.	Gross internal area (sq ms) to be retained	Proposed use of retained floorspace	Gross internal area (sq ms) to be demolished
1				
2				
3				
4				
Total floorspace into which people do not normally go, only go intermittently to inspect or maintain plant or machinery, or which was granted temporary planning permission				

3) If your development involves the conversion of an existing building, will you be creating a new mezzanine floor within the existing building?

Yes No

3) If Yes, how much of the gross internal floorspace proposed will be created by the mezzanine floor (sq ms)?

Use	Mezzanine floorspace (sq ms)

3. Declaration

/we confirm that the details given are correct.

Name:

Nicky Gillings

Date (DD/MM/YYYY). Date cannot be pre-application:

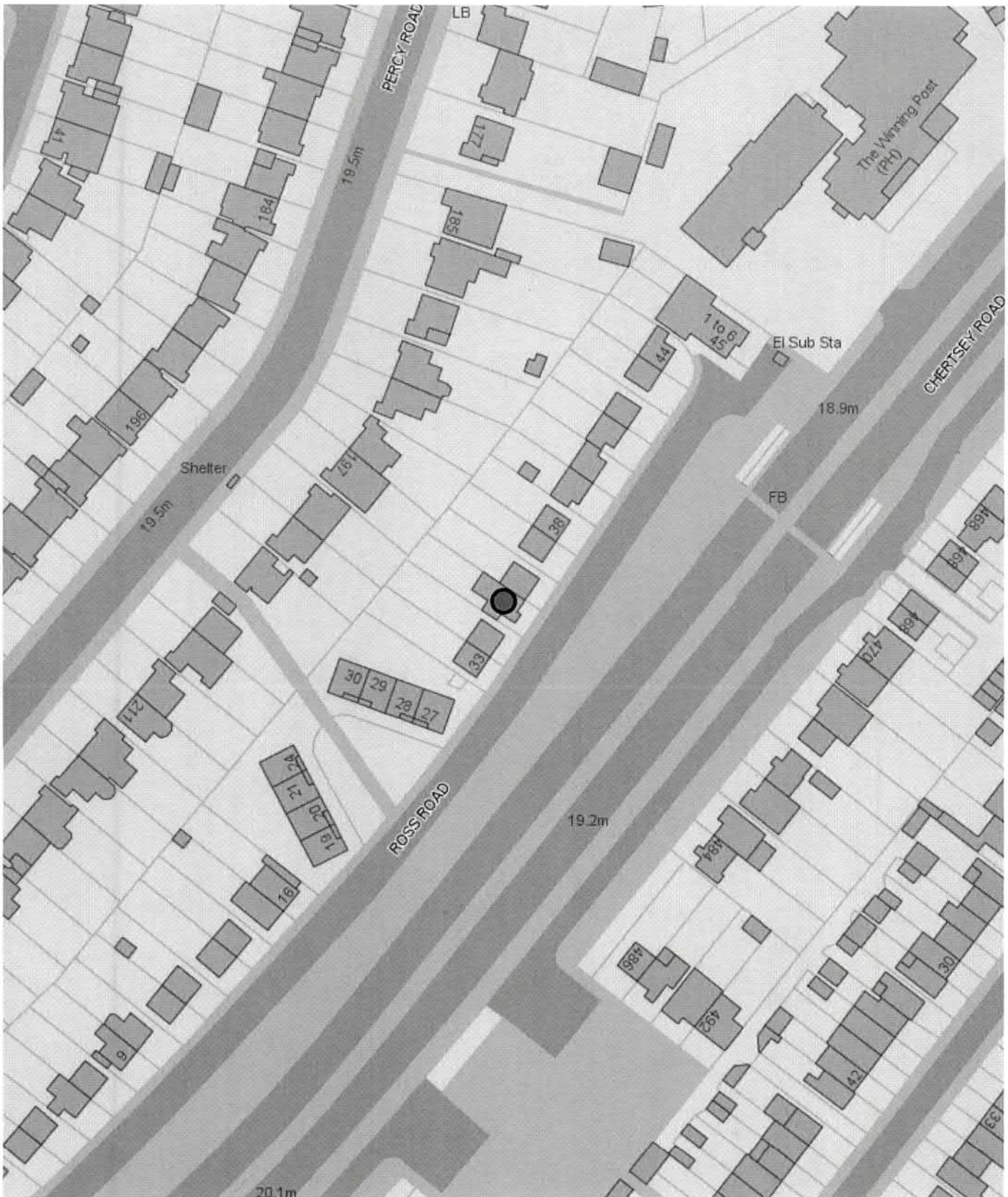
23/09/2019

It is an offence for a person to knowingly or recklessly supply information which is false or misleading in a material respect to a collecting or charging authority in response to a requirement under the Community Infrastructure Levy Regulations (2010) as amended (regulation 110, SI 2010/948). A person guilty of an offence under this regulation may face unlimited fines, two years imprisonment, or both.

For local authority use only

App. No:

Map Extract



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