

Application reference: 21/0469/FUL ST MARGARETS, NORTH TWICKENHAM WARD

| Date application received | Date made valid | Target report date | 8 Week date |
|---------------------------|-----------------|--------------------|-------------|
| 11.02.2021 | 15.02.2021 | 12.04.2021 | 12.04.2021 |

Site:

20 Sidney Road, Twickenham, TW1 1JR,

Proposal:

Installation of an external metal stair from first floor to ground level for direct access to the rear garden. Modifications to the fenestration to the rear elevation. Removal of a small rear side window.

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

APPLICANT NAME

Mr Ianto Masterson
3 south western road
Twickenham
TW1 1LG
United Kingdom

AGENT NAME

DC Site Notice: printed on and posted on and due to expire on

Consultations:**Internal/External:****Consultee****Expiry Date****Neighbours:**

22A Sidney Road, Twickenham, TW1 1JR, - 15.02.2021
18 Sidney Road, Twickenham, TW1 1JR, - 15.02.2021
22 Sidney Road, Twickenham, TW1 1JR, - 15.02.2021
20A Sidney Road, Twickenham, TW1 1JR, - 15.02.2021
18A Sidney Road, Twickenham, TW1 1JR, - 15.02.2021
15 Kenley Road, Twickenham, TW1 1JT, - 15.02.2021
13 Kenley Road, Twickenham, TW1 1JT, - 15.02.2021

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

Status: GTD

Date: 26/01/2015

Application: 14/4720/FUL

Replacement windows and doors with double glazed timber replacements to match existing.

Development Management

Status: PCO

Date:

Application: 21/0469/FUL

Installation of an external metal stair from first floor to ground level for direct access to the rear garden. Modifications to the fenestration to the rear elevation. Removal of a small rear side window.

Building Control

Deposit Date: 12.05.2015

Install 12 replacement window(s) in a dwelling None of work subject to a

Green Deal Plan

Reference: 15/61ER00061/CERTAS

Building Control

Deposit Date: 10.04.2018 Install a replacement consumer unit

Reference: 18/ELE00101/ELECSA

Building Control

Deposit Date: 02.02.2021

Renovate a first floor maisonnette. New electric wiring, combi boiler, central heating, installing new kitchen and bathroom, removing non-load-bearing walls. At a later date we might replace the indoor stairs to the garden, with an outdoor spiral staircase, so it would be good to talks/prepare for that as well.

Reference: 21/0194/BN

| | |
|---------------------------|---|
| Application Number | 21/0469/FUL |
| Address | 20 Sidney Road, Twickenham, TW1 1JR |
| Proposal | Installation of an external metal stair from first floor to ground level for direct access to the rear garden. Modifications to the fenestration to the rear elevation. Removal of a small rear side window. |
| Contact Officer | Madara Tukisa |
| Legal Agreement | NO |

1. INTRODUCTION

This application is of a nature where the Council's Constitution delegates the authority to make the decision to Officers rather than it being determined by the Planning Committee.

Before preparing this summary report the planning officer has considered any relevant previous planning applications in relation to the development and considered any comments made by those interested in the application such as consultees with specialist knowledge and nearby residents.

By indicating that the development proposal complies with relevant Local Plan Policies, the planning officer is taking into account the information submitted with the application, any previous relevant applications, any comments received in connection with the application and any other case specific considerations which are material to the decision.

2. DESCRIPTION OF THE SITE AND ITS SURROUNDINGS

The application site contains a first floor flat within a two-storey, terraced dwelling which is situated on the southern side of Sidney Road.

The application site is situated within St Margarets Village and is designated as:

- Article 4 Direction Basements (Ref: ART4/BASEMENTS / Effective from 18/04/18)
- Floodzone 2 – Fluvial Models
- Protected View – View 004 from Ham House to Orleans House
- Take Away Management Zone
- Strategic Flood Risk Assessment Zone 2 – Medium Probability
- Surface Water Flooding (Area Less Susceptible To) – Environment Agency
- Throughflow Catchment Area

3. DESCRIPTION OF THE PROPOSAL AND ANY RELEVANT PLANNING HISTORY

The proposal relates to the installation of a metal external staircase from the first-floor rear directly to the rear garden. The proposal also includes the following alterations to the fenestration; the removal of a small window to the first-floor side elevation and the replacement of a window with a door to the first floor rear elevation.

There is no relevant planning history associated with the site.

4. CONSULTATIONS CARRIED OUT

The list of neighbours notified of this application are listed above.

One letter of objection has been received and the comments can be summarised as follows:

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- Loss of privacy/ overlooking
- Sense of enclosure
- Loss of light/overshadowing
- Loss of security
- Smells, noise and disturbance

Neighbour amenity considerations are assessed under Section 6 (impact on neighbour amenity) in the report below.

5. MAIN POLICIES RELEVANT TO THE DECISION

NPPF (2019)

The key chapters applying to the site are:

- 4. Decision-making
- 12. Achieving well-designed places

These policies can be found at:

https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/810197/NPPF_Feb_2019_revised.pdf

London Plan (2021)

The main policies applying to the site are:

- Policy D1 London's form, character and capacity for growth
- Policy D3 Optimising site capacity through the design-led approach
- Policy SI 12 Flood risk management

These policies can be found at: <https://www.london.gov.uk/what-we-do/planning/london-plan>

Richmond Local Plan (2018)

The main planning considerations applying to the site and the associated Local Plan policies are:

| Issue | Local Plan Policy | Compliance | |
|---|-------------------|------------|----|
| Local Character and Design Quality | LP1 | Yes | Ne |
| Views and Vistas | LP5 | Yes | Ne |
| Impact on Amenity and Living Conditions | LP8 | Yes | Ne |
| Impact on Flood Risk and Sustainable Drainage | LP21 | Yes | Ne |

These policies can be found at

https://www.richmond.gov.uk/media/15935/adopted_local_plan_interim.pdf

Supplementary Planning Documents

- House Extension and External Alterations
- Village Plan – St. Margarets

These policies can be found at:

https://www.richmond.gov.uk/services/planning/planning_policy/local_plan/supplementary_planning_documents_and_guidance

6. EXPLANATION OF OFFICER RECOMMENDATION

The key issues for consideration are:

- i Design and impact on character
- ii Impact on neighbour amenity
- iii Flood Risk

Issue i- Design and impact on character

Policy LP1 of the Local Plan 2018 seeks to maintain and, where possible, enhance the high architectural and urban design quality which contributes to the character of the area. Proposals should demonstrate an 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.

Policy LP5 sets out that 'The Council will protect the quality of the views, vistas, gaps and the skyline, all of which contribute significantly to the character, distinctiveness and quality of the local and wider area'.

The proposed external spiral staircase is considered, by virtue of design, materials and overall size, an appropriate addition that would not create harmful impact to the character of the host property. It has been noted that there are many examples of rear external staircases within the locality, along both Sidney and Kenley Road. In light of this, it is not considered that the proposal would cause detrimental impact to the character of the surrounding area.

Moreover, given the siting of the proposed staircase, it is not considered that the proposal would have any effect on the protected view from Ham House to Orleans House.

Taking all of the above into account, it is considered that the proposal would be in accordance with Policy LP1 and Policy LP5.

Issue ii- Impact on Neighbour Amenity

Policy LP8 of the Local Plan 2018 states that development must protect the amenity and living conditions of existing, adjoining and neighbouring occupants. Design must allow for good daylight standards, avoid overlooking or noise disturbance, avoid visual intrusion, overbearing impacts or harm to the reasonable enjoyment of the uses of neighbouring buildings and gardens.

The proposed external staircase would have a spiral design and is therefore not considered to appear visually intrusive or overbearing to the ground floor flat at the application site or the adjoining neighbouring flats.

In terms of privacy and overlooking, the nature of the proposed staircase means that it would be used for access to the rear garden and given the small area for the landing, it is not expected that the inhabitants would spend prolonged periods of time at the top of this landing. It is therefore not considered that the proposed external staircase would create significant levels of overlooking or loss of privacy.

The proposal is considered to comply with Policy LP8.

Issue iii - Flood Risk

Policy LP21 sets out 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.' Given the nature of the proposal, it is considered that the proposed development would increase the flood risk and is therefore in line with Policy LP21.

7. LOCAL FINANCE CONSIDERATIONS AND OTHER MATTERS

Section 70(2) of the Town and Country Planning Act 1990 (as amended) provides that a local planning authority must have regard to a local finance consideration as far as it is material. The weight to be attached to a local finance consideration remains a matter for the decision maker. The Mayor of London's CIL and Richmond CIL are therefore material considerations.

On initial assessment this development is not considered liable for the Mayoral or Richmond CIL however this is subject to confirmation by the CIL Administration Team.

8. RECOMMENDATION

This recommendation is made following careful consideration of all the issues raised through the application process. Paragraph 11 of the Framework explains how the presumption in favour of sustainable development applies. For the reasons set out above, this application falls to be determined in accordance with the test under section 38(6) of the 2004 Act, the proposal is in general conformity with the Development Plan overall and there are no material considerations of sufficient weight to justify refusal.

Grant planning permission with conditions

Recommendation:

The determination of this application falls within the scope of Officer delegated powers - YES

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): MTU Dated: 19/03/21

I agree the recommendation: CTA

Team Leader/Head of Development Management/Principal Planner

Dated:08/04/2021.....

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:

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

INFORMATIVES

| | |
|----------|-----------------------------|
| U0049927 | NPPF APPROVAL - Para. 38-42 |
| U0049928 | Composite Informative |