

Application reference: 21/0529/HOT WEST TWICKENHAM WARD

Date application received	Date made valid	Target report date	8 Week date
16.02.2021	16.02.2021	13.04.2021	13.04.2021

Site:

8 First Cross Road, Twickenham, TW2 5QA,

Proposal:

partial demolition of existing first floor extension, new first floor extension & new rooflights

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

APPLICANT NAME

Mr CALUM MACKENZIE
8, First Cross Road
Twickenham
TW2 5QA

AGENT NAME

Deborah Jackson
41 Baddlesmere Road
Whitstable
CT5 2LB

DC Site Notice: printed on 23.02.2021 and posted on 26.02.2021 and due to expire on 19.03.2021

Consultations:**Internal/External:****Consultee**

14D Urban D

Expiry Date

02.03.2021

Neighbours:

8A First Cross Road, Twickenham, TW2 5QA, - 16.02.2021
7A First Cross Road, Twickenham, TW2 5QA, - 16.02.2021
7 First Cross Road, Twickenham, TW2 5QA, - 16.02.2021
9 First Cross Road, Twickenham, TW2 5QA, - 16.02.2021

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

Status: REF Application: 83/0939
Date: 25/08/1983 Erection of a first floor rear extension.

Development Management

Status: GTD Application: 75/1089
Date: 08/01/1976 Demolition of existing single-storey building at rear and erection of two-storey rear extension; enlargement of ground floor window and installation of window on first floor, both on front elevation.

Development Management

Status: PCO Application: 21/0529/HOT
Date: partial demolition of existing first floor extension, new first floor extension & new rooflights

Building Control

Deposit Date: 03.08.2006 Installed a Gas Boiler
Reference: 06/93238/CORGI

Building Control

Deposit Date: 14.12.2018 Install a gas-fired boiler

Reference: 18/FEN04215/GASAFE

Application Number	21/0529/HOT
Address	8 First Cross Road, Twickenham, TW2 5QA
Proposal	Partial demolition of existing first floor extension, new first floor extension & new rooflights
Contact Officer	Madara Tukisa
Target Determination Date	13/04/2021

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 two-storey, terraced dwelling which is situated on the south-western side of First Cross Road.

The application site is situated within Twickenham Village and is designated as:

- Article 4 Direction Basements (Ref: ART4/BASEMENTS / Effective from 18/04/18)
- Building of Townscape Merit
- Conservation Area (CA9 Twickenham Green)
- Archaeological Priority
- Critical Drainage Area – Environment Agency
- Throughflow Catchment Area
- Main Centre Buffer Zone
- Take Away Management Zone

3. DESCRIPTION OF THE PROPOSAL AND ANY RELEVANT PLANNING HISTORY

The proposal relates to a part demolition of the existing first floor rear extension and the construction of a replacement first floor rear extension which would have a depth of 2.8 metres and which would take full width of the property. The extension would feature a flat roof and materials that would match the existing property.

The comprehensive list of planning history can be found above however the most relevant planning history is as follows:

Reference: 83/0939

Decision: Refused permission on 25/08/1983

Description: Erection of a first floor rear extension.

4. CONSULTATIONS CARRIED OUT

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

No letters of representation were received.

Internal Consultation

LBR Conservation: Conservation do not support the proposal and have advised that it should be refused.

Further comments have been included in the assessment 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
- 16. Conserving and enhancing the historic environment

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 HC1 Heritage conservation and growth

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	No
Impact on Designated Heritage Assets	LP3	Yes	No
Impact on Non-Designated Heritage Assets	LP4	Yes	No
Impact on Archaeology	LP7	Yes	No
Impact on Amenity and Living Conditions	LP8	Yes	No

These policies can be found at

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

Supplementary Planning Documents

- Buildings of Townscape Merit
- House Extension and External Alterations
- Village Plan - Twickenham

These policies can be found at:

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

Other Local Strategies or Publications

Other strategies or publications material to the proposal are:

- Twickenham Green Conservation Area Statement
- Twickenham Green Conservation Area Study

Determining applications in a Conservation Area

In considering whether to grant planning permission with respect to any buildings or other land in a conservation area, Section 72 of the Planning (Listed buildings and Conservation Areas) Act 1990 requires that special attention shall be paid to the desirability of preserving or enhancing the character or appearance of the Conservation Area. In this context, "preserving", means doing no harm.

To give effect to that duty, decisions of the court have confirmed that for development proposed to be carried out in a conservation area, a decision-maker should accord "considerable importance and weight" to the

desirability of preserving or enhancing the character or appearance of the conservation area, when weighing this factor in the balance with other material considerations which have not been given this special statutory status. This creates a strong presumption against granting planning permission where harm to the character or appearance of a conservation area is identified. The presumption can be rebutted by material considerations powerful enough to do so.

In applications where the decision-maker is satisfied that there will be no harm to the character or appearance of a conservation area, the statutory presumption against granting planning permission described above falls away. In such cases the development should be permitted or refused in accordance with the policies of the development plan and other material considerations.

6. EXPLANATION OF OFFICER RECOMMENDATION

The key issues for consideration are:

- i Design and impact on heritage assets
- ii Impact on Neighbour Amenity
- iii Archaeology

Issue i - Design and impact on heritage assets

Paragraph 193 of the NPPF states 'When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.

Policy LP3 of the Local Plan 2018 sets out that proposals relating to designated heritage assets should conserve and, where possible, take opportunities to make a positive contribution to, the historic environment of the borough by way of retaining and preserving the original structure, layout, architectural features and materials. Moreover, Policy LP4 seeks to preserve the significance, character and setting of non-designated heritage assets.

The Supplementary Planning Document (SPD) 'House Extensions and External Alterations' (2015) sets out that the overall shape, size and position of rear extensions should not dominate the existing house or its neighbours and that they should harmonise with the original appearance. It is advised that two storey 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.

The existing extension at the host property already exceeds the above guidance and masks a vast majority of the original rear elevation which adds significant bulk to the dwelling. A further first-floor extension would result in a significant enlargement to the rear elevation which would, along with the ground floor extension, completely dominate the rear of the property, failing to appear subordinate to the host property. It is considered that the proposed extension would appear as a bulky, incongruous and inappropriate addition that would cause detrimental impact to the character of the host property which is a Building of Townscape Merit and the wider conservation area.

It has been noted that the neighbouring property at no. 9 First Cross Road features a first floor extension which takes the full width of the property, however this is not characteristic of the area and it is considered that the proposed extension would cause harm to the appearance of the Building of Townscape Merit as well as the Conservation Area.

Paragraph 196 of the NPPF advises Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use. The harm identified above is considered to be less than substantial, given the proposed works would be extensions to a private dwelling, there would not be any significant public benefits which outweigh the identified harm. The proposal is therefore contrary to Section 72 of the Planning (Listed buildings and Conservation Areas) Act 1990, Paragraphs 193-197 of the NPPF and Policies LP1, LP3 and LP4 of the Local Plan.

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.

Neighbouring amenity at no. 7 First Cross Road

The neighbouring property at no.7 First Cross Road features a first-floor rear extension which is situated on the side which does not adjoin the host property. It has been noted that the neighbouring property features one first floor window to the original rear elevation which appears to serve a habitable room. The proposed extension would measure 2.8 metres in depth beyond the neighbouring rear wall, compared to depth of 1.9 metres of the current extension. The existing extension at the host property already fails to meet the 45-degree test and the proposed extension would significantly increase the levels of loss of outlook and light. The proposed extension is therefore considered to create adverse impact to neighbouring amenity in terms of loss of light, outlook, creating a sense of enclosure and appearing overbearing when viewed from the neighbouring first floor window to the original rear elevation.

Neighbouring amenity at no. 9 First Cross Road

It has been noted that the proposed extension would align with the first-floor extension at no. 9 First Cross Road and therefore it is not considered that the proposed extension would cause adverse impact to the neighbouring amenity at no. 9 First Cross Road. It not considered that the proposed extension would appear overbearing or cause significant levels of loss of light, outlook or privacy.

Taking all of the above into account, it is considered that the proposed extension would not be in accordance with Policy LP8.

Issue iii - Archaeology

Policy LP7 of the Local Plan 2018 seeks to protect, enhance and promote its archaeological heritage. The policy sets out that it will take the necessary measures required to safeguard the archaeological remains found.

By reason of the minimal scale and the siting of the proposal, it is not considered that it would cause significant harm to the Archaeological Priority Area.

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. For the reasons set out above, it is considered that the adverse impacts of allowing this planning application would significantly outweigh the benefits, when assessed against the policies in NPPF (2019) and Development Plan, when taken as a whole.

Refuse planning permission for the following reasons

The proposed first floor extension, by reason of overall size and excessive bulk would have a significant detrimental impact to the character of the host property, the designation of the property as a Building of Townscape Merit and the wider Conservation Area, contrary to Policies LP1, LP3 and LP4 of the Local Plan (2018) and Paragraph 193 of the NPPF (2019). Moreover, the proposal is considered to unduly impact upon neighbouring amenity at no. 7 First Cross Road, in terms of appearing overbearing, creating a sense of enclosure and causing a loss of light and outlook, contrary to Policy LP8 of the Local Plan.

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: 12/04/21

I agree the recommendation: WT

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

Dated:13/4/2021.....

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

U0050453	Drawings
U0050454	NPPF REFUSAL - Para. 38-42