

Application reference: 21/0503/HOT WHITTON WARD

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

Site:

45 Cypress Avenue, Twickenham, TW2 7JY,

Proposal:

Single-storey rear extension.

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

APPLICANT NAME

Nirmala Deu
45, Cypress Avenue
Twickenham
TW2 7JY

AGENT NAME

Mr George Kain
6 Winsham Grove
London
SW11 6ND
www.fastplansuk.co.uk

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

Consultations:

Internal/External:

Consultee

Expiry Date

Neighbours:

47 Cypress Avenue, Twickenham, TW2 7JY, - 16.02.2021
37B High Street, Whitton, Twickenham, TW2 7LB, - 16.02.2021
43 Cypress Avenue, Twickenham, TW2 7JY, - 16.02.2021
41A High Street, Whitton, Twickenham, TW2 7LB - 16.02.2021
41 High Street, Whitton, Twickenham, TW2 7LB, - 16.02.2021
39 High Street, Whitton, Twickenham, TW2 7LB, - 16.02.2021
39A High Street, Whitton, Twickenham, TW2 7LB, - 16.02.2021

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

Status: REF Application:97/1801
Date:18/09/1997 Single Storey Rear And Two Storey Side Extensions Including Front Porch, Demolition Of Existing Garage.

Development Management

Status: GTD Application:98/0402
Date:20/04/1998 Erection Of Single Storey Rear Extension To Kitchen And Two Storey Side Extension Including Front Porch

Development Management

Status: GTD Application:98/2808
Date:21/06/1999 Retrospective Application For Canopy/storm Porch.

Development Management

Status: PDE Application:21/0502/HOT
Date: Formation of rear dormer with roof lights in front slope.

Development Management

Status: PDE Application:21/0503/HOT

Date: Single-storey rear extension.

Building Control

Deposit Date: 17.07.1998 Single storey side and single storey rear extension
Reference: 98/1221/BN

Building Control

Deposit Date: 07.11.2020 Install a gas-fired boiler Install an unvented hot water storage vessel
Reference: 21/FEN00366/GASAFE

Enforcement

Opened Date: 23.10.1998 Enforcement Enquiry
Reference: 98/00315/EN

Application reference: 21/0503/HOT**Address:** 45 Cypress Avenue Twickenham TW2 7JY

Proposal	The application is for a single storey rear extension.		
Site description / key designations	The application site is that of No. 45 Cypress Avenue, the site is occupied by a two-storey semi-detached dwelling. The property is set back from the street, the property benefits from a two-storey side extension. The site is located on the west side of Cypress Avenue, the site is included within the Hazel Close, Redway Drive and Surrounds Village Character Area, the site is also is subject to an Article 4 Direction (basements).		
Planning history	Below is a summary of historical planning applications for the site considered relevant to the current proposal.		
	Ref.	Proposal	Decision
	98/2808	Retrospective application for canopy/storm porch	Granted permission
	98/0402	Erection Of Single Storey Rear Extension To Kitchen And Two Storey Side Extension Including Front Porch	Granted Permission
	97/1801	Single Storey Rear And Two Storey Side Extensions Including Front Porch, Demolition Of Existing Garage.	Refused Permission
Policies	<p>The proposal has been considered having regard to the policies within the Council's Local Plan, in particular: Local Plan (2018)</p> <ul style="list-style-type: none"> • Policy LP 1 Local Character and Design Quality • Policy LP 8 Residential Amenity and Living Conditions <p>Supplementary Planning Documents/Guidance</p> <ul style="list-style-type: none"> • House Extensions and External Alterations (2015) • Whitton and Heathfield Village Planning Guidance 		
Material representations	<p>One representation has been received in objection to the proposal. The comments received can be summarised as follows;</p> <p>They are concerned about the loss of light and overshadowing to their patio. - <i>The impact of the proposed extension on neighbouring properties will be discussed in detail in the report.</i></p> <p>The drawings showing the height of the proposed extension appear to be drawn incorrectly. - <i>This is not a material consideration, and the application drawings are to be assessed as submitted.</i></p>		
Internal Consultations	There have been no internal consultees consulted on this application.		
Amendments	There have been no amendments to the proposal.		
Professional comments	<p>The application has been assessed in relation to the following issues:</p> <ul style="list-style-type: none"> • Design and Visual Amenity • Neighbour amenity <p><u>Design and Visual Amenity</u></p> <p>Policy LP1 Local Character and Design Quality outlines that developments should illustrate "compatibility with local character including the relationship to existing townscape, development patterns, views, local grain and frontages as well as scale, height, massing, density, landscaping, proportions, form, materials and detailing."</p>		

The application property is a two-storey semi-detached dwelling house, the property is characterised by its two-storey front bay window projection and front canopy porch. The property benefits from a two-storey extension built up to its southern boundary. The current application is for the erection of a full width single storey rear extension.

The proposed extension would have a mono pitched roof with a maximum height of 4m and an eaves height of 2.7m. The extension would project 2.9m from the rear elevation of the property. The extension would be set down from the first floor windows of the property and would appear a subservient addition. The moderate eaves height and depth of the extension would ensure it does not dominate the host dwelling, the extension would be similar in scale and character to existing rear extensions to neighbouring properties notably that to No.43 Cypress Avenue the immediate neighbour to the south.

There would be two rooflights inserted in the roof slope of the extension and bi-folding doors to the rear elevation. The submitted application form states that the extension would be constructed from brick to match the host dwelling, this would ensure the extension harmonises well with the host property.

The proposed extension is considered a sympathetic addition that would preserve the character of the application property and the wider area. As such in respect of design and visual amenity the proposed extension is considered to comply with policy LP1 of the Local Plan.

Neighbour Amenity

Policy LP8 sets out that all development will be “required to protect the amenity and living conditions for occupants of new, existing, adjoining and neighbouring properties; ensure the design and layout of buildings enables good standards of daylight and sunlight to be achieved in new development and in existing properties affected by new development; and ensure that proposals are not visually intrusive or have an overbearing impact as a result of their height, massing or siting, including through creating a sense of enclosure”.

No.47 Cypress Avenue

No.47 is the adjoining property to the north of the site, this property has maintained its original rear elevation, the proposed extension would project approximately 2.9m beyond the rear elevation of this property with an eaves height of 2.7m. This would be in keeping with the requirements of the Councils House Extensions and External Alterations SPD which states that ‘the effect of a single storey extension is usually acceptable if the projection is no further than 3.5m for a semi-detached house’. In this instance the single storey nature of the proposed extension and the combined depth and eaves height would ensure there is no significant impact on the amenity of the occupiers of this property.

No.43 Cypress Avenue

To the south of the site is No.43 Cypress Avenue, this property has been extended to a depth of approximately 3m along the boundary shared with the application property. The proposed extension would not project beyond the rear elevation of this property at ground floor level, as such it is unlikely there would be any significant impact on the amenity of occupiers of this property.

The proposed rear windows would meet the Councils minimum privacy

	<p>distance, due to the moderate scale and projection of the extension proposed, it is unlikely there would be any significant impact on the amenity of occupiers of neighbouring properties. As such in respect of neighbouring amenity the proposal is considered to comply with Policy LP8 of the Local Plan.</p>
<p>Recommendation</p>	<p>Permission – Subject to conditions.</p>

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):ALA.....

Dated:08.04.2021.....

I agree the recommendation: CTA

Team Leader/Head of Development Management/Principal Planner

Dated:09.04.2021.....

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

U0050373	Composite Informative
U0050374	NPPF APPROVAL - Para. 38-42