

Application reference: 21/0799/PDE HEATHFIELD WARD

Date application received	Date made valid	Target report date	8 Week date
03.03.2021	03.03.2021	14.04.2021	14.04.2021

Site:

211 Waverley Avenue, Twickenham, TW2 6DJ,

Proposal:

single storey rear extension (6.00m depth 3.00m eaves height 3.00m maximum height)

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

APPLICANT NAME

Mr Haminder Wadhawa
211 Waverley Avenue
Twickenham
TW2 6DJ

AGENT NAME

Ajay Modhwadia
239 WESTERN ROAD
SOUTHALL
UB2 5HS

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

Consultations:

Internal/External:

Consultee

Expiry Date

Neighbours:

209 Waverley Avenue, Twickenham, TW2 6DJ, - 04.03.2021
252 Lyndhurst Avenue, Twickenham, TW2 6BP, - 04.03.2021
213 Waverley Avenue, Twickenham, TW2 6DJ, - 04.03.2021
254 Lyndhurst Avenue, Twickenham, TW2 6BP, - 04.03.2021

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

Status: REF Application:47/0207
Date:22/11/1948 The use of garage as workshop.

Development Management

Status: PDE Application:21/0799/PDE
Date: single storey rear extension (6.00m depth 3.00m eaves height 3.00m maximum height)

Building Control

Deposit Date: 12.07.2006 Heating (central heating/ room heating/ hot water/ boiler/ controls) Dwelling house Main/ supplementary equipotential bonding Dwelling house

Reference: 06/80153/BRECECA

Building Control

Deposit Date: 05.03.2021 Proposed front porch extension, two storey side extension, part two storey rear extension, hip to gable loft conversion with rear facing dormer and front facing roof lights with internal alterations and a detached outbuilding to rear

of garden at existing two storey dwelling. The work excludes any gas work subject to the Gas Safety (Installation and Use) Regulations 1998 and electrical work notifiable under the Building Regulation 12(6A)

Reference: 21/0380/IN

Application Reference: 21/0799/PDE

Site Address: 211 Waverley Avenue Twickenham TW2 6DJ

Site

The application site is that of No. 211 Waverley Avenue the site is occupied by a two-storey semi-detached dwelling house located on the south side of Waverley Avenue, the property benefits from a conservatory to its rear elevation and an extension to the rear of its original garage. The property is not located within a Conservation area and is not listed or a Building of Townscape Merit. The property is subject to an article four direction (Basements), and is located within the Waverley Avenue/Lyndhurst Avenue and Surrounds Village Character Area.

Planning History

No relevant planning history.

Proposal

The application is for the erection of a single storey rear extension (6.00m depth 3.00m eaves height 3.00m maximum height).

Amendments

There have been no amendments to the proposal.

Policies and Representations

In accordance with paragraph A.4 (5) of Class A, Part 1, Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) (GPDO), the neighbouring properties at;

1. 209 Waverley Avenue Twickenham TW2 6DJ
2. 213 Waverley Avenue Twickenham TW2 6DJ
3. 252 Lyndhurst Avenue Twickenham TW2 6BP
4. 254 Lyndhurst Avenue Twickenham TW2 6BP

were notified of this development and the expiry date for comments was 25.03.2021 - One representation has been received, as such Section A.4 (7) of the GPDO has been triggered and it is therefore necessary to consider the impact on the amenity of any adjoining premises.

Professional comment:

The application is considered to comply with Class A 'The enlargement, improvement or other alteration of a dwellinghouse' and is assessed against the permitted development criteria under Class A as follows:

Permitted Developments Rights Restrictions

Article 2 (3) Land (AONB, Listed Building Conservation Area)	N
Article 4 Direction	N
Permitted Development Rights Removed/Restricted	N

Class A - The enlargement, improvement or other alteration of a dwellinghouse

A.1	Development is not permitted by Class A if -	Y/N
(a)	permission to use the dwellinghouse as a dwellinghouse has been granted only by virtue of Class M, N, P, PA or Q of Part 3 of this Schedule (changes of use);	N
(b)	as a result of the works, the total area of ground covered by buildings within the curtilage of the dwellinghouse (other than the original dwellinghouse) would exceed 50% of the total area of the curtilage (excluding the ground area of the original dwellinghouse)	N

(c)	the height of the part of the dwellinghouse enlarged, improved or altered would exceed the height of the highest part of the roof of the existing dwellinghouse	N
(d)	the height of the eaves of the part of the dwellinghouse enlarged, improved or altered would exceed the height of the eaves of the existing dwellinghouse	N
(e)	the enlarged part of the dwellinghouse would extend beyond a wall which –	N
	(i) forms the principal elevation of the original dwellinghouse; or	
	(ii) fronts a highway and forms a side elevation of the original dwellinghouse	N
(f)	subject to paragraph (g), the enlarged part of the dwellinghouse would have a single storey and –	Y – Permitted under paragraph G
	(i) extend beyond the rear wall of the original dwellinghouse by more than 4 metres in the case of a detached dwellinghouse, or 3 metres in the case of any other dwellinghouse, or	
	(ii) exceed 4 metres in height	N – 3m
(g)	for a dwellinghouse not on article 2(3) land nor on a site of special scientific interest, the enlarged part of the dwellinghouse would have a single storey and –	N – 6m
	(i) extend beyond the rear wall of the original dwellinghouse by more than 8 metres in the case of a detached dwellinghouse, or 6 metres in the case of any other dwellinghouse,	
	(ii) exceed 4 metres in height;	N – 3m
(h)	the enlarged part of the dwellinghouse would have more than a single storey and –	N
	(i) extend beyond the rear wall of the original dwellinghouse by more than 3 metres, or	
	(ii) be within 7 metres of any boundary of the curtilage of the dwellinghouse being enlarged which is opposite the rear wall of that dwellinghouse;	N
(i)	the enlarged part of the dwellinghouse would be within 2 metres of the boundary of the curtilage of the dwellinghouse, and the height of the eaves of the enlarged part would exceed 3 metres	N - Eaves height 3m
(j)	the enlarged part of the dwellinghouse would extend beyond a wall forming a side elevation of the original dwellinghouse, and would –	N
	(i) exceed 4 metres in height	
	(ii) have more than a single storey, or	N
	(iii) have a width greater than half the width of the original dwelling; or	N
	(ja) any total enlargement (being the enlarged part together with any existing enlargement of the original dwellinghouse to which it will be joined) exceeds or would exceed the limits set out in sub-	N

	paragraphs (e) to (j);	
(k)	it would consist of or include –	N
	(i) the construction or provision of a verandah, balcony or raised platform,	
	(ii) the installation, alteration or replacement of a microwave antenna,	N
	(iii) the installation, alteration or replacement of a chimney, flue or soil and vent pipe, or	N
	(iv) an alteration to any part of the roof of the dwellinghouse	N
A.2	In the case of a dwellinghouse on article 2(3) land, development is not permitted by Class A if –	N
(a)	it would consist of or include the cladding of any part of the exterior of the dwellinghouse with stone, artificial stone, pebble dash, render, timber, plastic or tiles;	N/A
(b)	the enlarged part of the dwellinghouse would extend beyond a wall forming a side elevation of the original dwellinghouse; or	N/A
(c)	the enlarged part of the dwellinghouse would have more than a single storey and extend beyond the rear wall of the original dwellinghouse.	N/A
(d)	any total enlargement (being the enlarged part together with any existing enlargement of the original dwellinghouse to which it will be joined) exceeds or would exceed the limits set out in subparagraphs (b) and (c).	N/A
A.3	Development is permitted by Class A subject to the following conditions –	Y/N
(a)	the materials used in any exterior work (other than materials used in the construction of a conservatory) must be of a similar appearance to those used in the construction of the exterior of the existing dwellinghouse;	Y
(b)	any upper-floor window located in a wall or roof slope forming a side elevation of the dwellinghouse must be –	N/A
	(i) obscure-glazed, and	
	(ii) non-opening unless the parts of the window which can be opened are more than 1.7 metres above the floor of the room in which the window is installed; and	N/A
(c)	where the enlarged part of the dwellinghouse has more than a single storey, or forms an upper storey on an existing enlargement of the original dwellinghouse, the roof pitch of the enlarged part must, so far as practicable, be the same as the roof pitch of the original dwellinghouse.	N/A

Conclusion:

The application dwelling is a semidetached property. The description submitted by the applicant states the development would be a “single storey extension (6.00m depth 3.00m eaves height
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3.00m maximum height)".

Under paragraph A.1(g) Part 1 of Schedule 2 to the Town and Country Planning (General Permitted Development) (England) Order 2015, as amended, the applicant can apply for an extension up to 6 metres in depth as permitted development for a semi detached property. As shown in the submitted plans the proposed total extension is 6 metres deep. The extension is within this 6-metre-deep threshold.

The information submitted in support of the application is sufficient, and as there has been a representation made from a neighbouring property Section A.4 (7) of the GPDO 2015, as amended has been activated, as such consideration of the impact on the amenity of adjoining properties is therefore required.

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.209 Waverley Avenue

To the east the application property is adjoined by No.209 Waverley Avenue, this property has benefited from a single storey rear extension built on the boundary shared with the application property. The proposed extension would project beyond the rear wall of the neighbouring extension and would have a height of 3m along this boundary. It is considered that due to the combined depth and height of the proposed extension along the shared boundary, it is likely that the proposed extension would appear overbearing when viewed from the rear garden and house of this adjoining property.

No.213 Waverley Avenue

To the west of the site is No.213 Waverley Avenue, this property benefits from a single storey rear extension, there is a separation distance of approximately 3.1m between the properties. It is considered that due to the separation distance between this property and the application property it is unlikely there would be any significant impact on the amenity of occupiers of this property.

The proposal is considered to result in the loss of amenity to the adjoining property at No.209 Waverley Avenue. As such in respect of neighbour amenity the proposal is considered contrary to Policy LP8 of the Local Plan.

Recommendation: Prior Approval is Required and Refused.

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:13.04.2021.....

I agree the recommendation: CTA

Team Leader/Head of Development Management/Principal Planner

Dated:13/04/2021.....

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

U0050510	Decision Drawing Numbers
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