

Application reference: 21/0743/HOT SOUTH TWICKENHAM WARD

Date application received	Date made valid	Target report date	8 Week date
01.03.2021	03.03.2021	28.04.2021	28.04.2021

Site:

45 Popes Grove, Twickenham, TW1 4JZ,

Proposal:

Ground floor rear extension.

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

APPLICANT NAME

Sasha and Jennifer Sasha
Polakow-Suransky and Choi
45 Popes Grove
Twickenham
TW1 4JZ

AGENT NAME

Mr Paul Hughes
Devonshire House
223 Upper Richmond Road
Putney
London
SW15 6SQ
United Kingdom

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

Consultations:

Internal/External:
Consultee

Expiry Date**Neighbours:**

49 Popes Grove, Twickenham, TW1 4JZ -
,,, TW1 4JZ -
46 Popes Grove, Twickenham, TW1 4JY, - 03.03.2021
42 Popes Grove, Twickenham, TW1 4JY, - 03.03.2021
44 Popes Grove, Twickenham, TW1 4JY, - 03.03.2021
49 Upper Grotto Road, Twickenham, TW1 4NG, - 03.03.2021
47 Upper Grotto Road, Twickenham, TW1 4NG, - 03.03.2021
45 Upper Grotto Road, Twickenham, TW1 4NG, - 03.03.2021
51 Upper Grotto Road, Twickenham, TW1 4NG, - 03.03.2021
43 Upper Grotto Road, Twickenham, TW1 4NG, - 03.03.2021
47 Popes Grove, Twickenham, TW1 4JZ, - 03.03.2021
43 Popes Grove, Twickenham, TW1 4JZ, - 03.03.2021

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

Status: GTD
Date: 25/11/1999

Application: 99/0878/DD01
Details Pursuant To Condition La13au (landscaping) Of Planning
Consent 99/0878/ful Dated 14/10/99.

Development Management

Status: GTD

Application:99/0878

Date:18/10/1999

Vehicular Crossover And Front Driveway.

Development Management

Status: REF

Application:05/1351/PS192

Date:03/08/2005

Proposed loft conversion with rear mansard roof

Development Management

Status: GTD

Application:05/2501/ES191

Date:20/01/2006

Proposed loft conversion with rear mansard roof (no raised parapet wall).

Development Management

Status: PCO

Application:21/0743/HOT

Date:

Ground floor rear extension.

Building Control

Deposit Date: 01.07.1991

Room in roof, rear extension and internal alterations

Reference: 91/0681/BN

Building Control

Deposit Date: 04.04.2005

Loft conversion

Reference: 05/0650/IN

Proposal	Single storey rear extension and associated additions and alterations that would present a flat roof which would achieve a maximum height of approx. 3.3 metres. It would project from the rear wall of the attached neighbouring property, attached pair, namely No. 43, by approx. 3 metres as well as it would project from the rear wall/extension of No. 47 by approx. 3.65 metres and would be recessed from the shared boundary with this neighbouring property by approx. 1 metre. Materials and fenestration appear to match the existing ones.
Site description / key designations	<p>The application site is currently occupied by a two-storey semi-detached house located on the northern side of Popes Grove.</p> <p>The application property does not possess any heritage or flooding designations, however, it is situated in a Throughflow Catchment Area.</p> <p>The property is part of Strawberry Hill Village, South Twickenham Ward.</p>
Planning History	<p>99/0878 - Vehicular Crossover And Front Driveway - Granted 18/10/1999.</p> <p>99/0878/DD01 - Details Pursuant To Condition La13au (landscaping) Of Planning Consent 99/0878/ful Dated 14/10/99 - Granted 25/11/1999.</p> <p>05/1351/PS192 - Proposed loft conversion with rear mansard roof - Refused 03/08/2005.</p> <p><i>Reason/s: this proposal CONSTITUTES DEVELOPMENT within the meaning of Section 55 of the Town and Country Planning Act 1990, and a planning application IS REQUIRED.</i></p> <p>05/2501/ES191 - Proposed loft conversion with rear mansard roof (no raised parapet wall) - Granted 20/01/2006.</p>
Policies	<p>The proposal has been considered having regard to the policies within the London Plan and the Council's Local Plan, in particular:</p> <p>London Plan (2021):</p> <ul style="list-style-type: none"> • D12 Fire Safety <p>Local Plan (2018):</p> <ul style="list-style-type: none"> • LP 1 Local Character and Design Quality • LP 8 Amenity and Living Conditions • LP 21 Flood Risk and Sustainable Drainage <p>Supplementary Planning Documents / Guidance:</p> <ul style="list-style-type: none"> • House Extensions and External Alterations SPD (2015) • Strawberry Hill Village Planning Guidance SPD (2018)
Consultee	N/A.
Material representations	<p>Two objections and one enquiry have been received as part of the consultation process stating the following planning concerns:</p> <ul style="list-style-type: none"> • Overbearing; • Loss of light; • Design; and

	<ul style="list-style-type: none"> • Out of scale.
Amendments	<p>The original submitted proposal presented a single storey rear addition that projected approx. 4 metres from the rear façade of No. 43 and approx. 4.65 metres from the rear wall/extension of No. 47. The applicant has been advised to reduce the depth of the extension so as to mitigate sense of closure and loss of light.</p> <p>The given advice has been followed.</p>
Professional comments	<p>The proposal has been assessed in relation to the following issues:</p> <ul style="list-style-type: none"> • Design and Visual Amenity • Neighbour Amenity • Flooding <p>Design and Visual Amenity</p> <p>Policy LP 1 ‘Local Character and Design Quality’ requires that all development to be of high architectural quality demonstrating a thorough 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 character. Development must respect, contribute to and enhance the local environment and character.</p> <p>The Councils SPD (2015) relating to 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.</p> <p>The SPD (2015) states that an extension should not dominate the existing house or its neighbours. It should harmonise with the original appearance, either by integrating with the house or being made to appear as an obvious addition.</p> <p>The proposal would be partially visible from the street scene, Popes Grove. This is not considered an issue as the proposal would present matching materials and fenestration that would make the proposal to appear a continuum of the host dwelling. Therefore, it would have a negligible impact on such street scene. Also, single storey rear additions are common features along the row of properties of which the host dwelling belongs.</p> <p>The scheme is considered a subservient extension to the host semi-detached house due to its single storey nature. The use of matching materials and fenestration would strengthen integration with such host semi-detached house.</p> <p>The associated additions and alterations are not considered to change the overall character and appearance of the host dwelling and its surrounding properties and area.</p> <p>In doing so, the proposal is considered acceptable in Design and Visual Amenity, therefore, it is in line with Policy LP 1 of the Local Plan</p>

	<p>(2018) and the SPD on Housing Extensions and External Alterations (2015).</p> <p>Neighbour Amenity</p> <p>Policy LP 8 'Amenity and Living Conditions' requires all development to <i>"protect the amenity and living conditions for the occupants of new, existing, adjoining and neighbouring properties"</i>. The policy also seeks to <i>"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"</i>.</p> <p>The House Extensions and External Alterations SPD (2015) advises that extensions that create <i>"an unacceptable sense of enclosure or appear overbearing when seen from neighbouring gardens or rooms will not be permitted"</i>.</p> <p>In regard to the scale of the proposed side extension, the SPD on House Extensions and External Alterations (2015) states that in the case of a semi-detached dwelling, extensions should not exceed 3.5 metres in depth in order to mitigate detriment to neighbour amenity in terms of overbearing, visual obtrusion and loss of light. However, it states that the final test of acceptability will be based on the circumstances of the subject site itself.</p> <p>The properties likely to be affected by the proposal would be Nos. 43 and 47.</p> <p>The scheme would present a flat roof which would achieve a maximum height of approx. 3.3 metres. It would project from the rear façade No. 43 by approx. 3 metres as well as it would project from the rear wall/extension of No. 47 by approx. 3.65 metres and would be recessed from the shared boundary with this neighbouring property by approx. 1 metre.</p> <p>In light of the above, the proposal is considered to not to cause significant impact in terms of sense of enclosure and loss of light.</p> <p>As such, the scheme is considered to meet the aims and objectives of Policy LP 8 of the Local Plan (2018) and the House Extensions and External Alterations SPD (2015).</p> <p>Flooding</p> <p>Policy LP 21 'Flood Risk and Sustainable Drainage' states 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.</p> <p>The proposal would appear to be set no lower than the existing floor level and consequently such proposal would not increase flood risk. This is in line with Policy LP 21 of the Local Plan (2018).</p>
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	<p>Fire Safety</p> <p>The Fire Safety Strategy received is considered sufficient to satisfy Policy D12 of the London Plan (2021), therefore, a compliance condition is attached.</p> <p>The applicant is advised that alterations to existing buildings should comply with the Building Regulations. This permission is NOT a consent under the Building Regulations for which a separate application should be made.</p>
<p>Recommendation</p>	<p>It is recommended that the application reference 21/0743/HOT be granted approval 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): GAP Dated: 27/04/2021

I agree the recommendation: CTA

Team Leader/Head of Development Management/Principal Planner

Dated:06/05/2021.....

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
