

Application reference: 21/0760/HOT SOUTH TWICKENHAM WARD

Date application received	Date made valid	Target report date	8 Week date
02.03.2021	02.03.2021	27.04.2021	27.04.2021

Site:

19 Mereway Road, Twickenham, TW2 6RF,

Proposal:

Proposed single storey and part two 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

Alex Evans
19, Mereway Road
Twickenham
TW2 6RF

AGENT NAME

Mr Paul Millard
45 Cranes Park
Surbiton
KT5 8AR
United Kingdom

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

Consultations:

Internal/External:

Consultee

Expiry Date

Neighbours:

39 Gravel Road, Twickenham, TW2 6RH, - 04.03.2021
21 Mereway Road, Twickenham, TW2 6RF, - 04.03.2021
17 Mereway Road, Twickenham, TW2 6RF, - 04.03.2021

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

Status: WNA Application:97/1062
Date:04/06/1997 Demolition Of Existing And Erection Of New Single Storey Rear Extension

Development Management

Status: GTD Application:97/1256
Date:04/06/1997 Demolition Of Existing And Erection Of New Single Storey Rear Extension.

Development Management

Status: REF Application:20/0252/HOT
Date:06/04/2020 Proposed roof extension to include raising of ridge height, proposed rear dormer and roof light on front elevation.

Development Management

Status: WDN Application:20/1362/HOT
Date:10/09/2020 Proposed roof extension to include raising of ridge height, proposed rear dormer and roof light on front elevation.

Development Management

Status: PDE Application:21/0760/HOT
Date: Proposed single storey and part two storey rear extension

Building Control

Deposit Date: 12.05.1997

Single storey rear extension

Reference: 97/0671/FP

Application reference: 21/0760/HOT
Address: 19 Mereway Road Twickenham TW2 6RF

Proposal	The application proposes a single storey and part two storey rear extension.
Site description / key designations	The application site is that of No.19 Mereway Road, the site is occupied by a two-storey end of terrace dwelling house. The property is located on the north-eastern side of Mereway Road in the South Twickenham Ward. The site is subject to an article 4 Direction (basements) and is located in the North of The Green Village Character Area. The site is not within a conservation area and the building is not listed or locally listed as a BTM.
Planning history	20/0252/HOT - Proposed roof extension to include raising of ridge height, proposed rear dormer and roof light on front elevation. - Refused Permission 97/1256 - Demolition of Existing and Erection of New Single Storey Rear Extension. - Granted Permission
Policies	The proposal has been considered having regard to the policies within the Council's Local Plan, in particular: Local Plan (2018): <ul style="list-style-type: none"> • LP1 Local character and Design quality • LP8 Amenity and Living Conditions Supplementary Planning Documents / Guidance: <ul style="list-style-type: none"> • House extensions and external alterations • Twickenham Village Planning Guidance
Material representations	There have been no representations received.
Internal Consultees	There have been no internal consultees consulted on this application.
Amendments	There have been no amendments to the proposal, on request from the LPA, the applicant provided a Fire Safety Plan on 22.04.2021.
Professional comments	The application has been assessed in relation to the following issues: <ul style="list-style-type: none"> • Design and Visual Amenity • Neighbour amenity • Fire Safety <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> <p>The application property is a two-storey end of terrace dwelling, the last three properties within the terrace including the application property are characterised by their valley roofs, parapet wall and corbel detailing to their front elevations.</p> <p>The application is for the erection of a part two storey part single storey rear extension. The proposed two storey extension would extend across the full width of the property's rear elevation. At first floor level the extension would project a depth of 1.7m, it would have a</p>

valley roof over it matching the original roof.

It is noted that the Councils SPD states that “Two storey side and 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.” In this instance, it is noted that the proposed first floor element of the extension has been designed to appear as original. Due to the modest depth of the extension at first floor and the incorporation similar features such as the use of a valley roof and a single first floor window, the extension would be in keeping with the original character of the extension and would not appear dominant or out of keeping.

The single storey extension would replace the existing single storey structure, it would project 6m from the rear elevation of the dwelling, it would have a pitched roof over it with an eaves height of 2.2m and a ridge height of 3.2m. Whilst it is noted that the ground floor extension would be generous in its footprint it would be of a similar scale to the structure it replaces. There would be the introduction of new bulk to the roof however this is not considered to detract from the character of the host property. The proposed extension would appear subservient to the host property and would be in keeping with the scale and character of existing extensions to the nearby properties. The extension would be constructed from brick to match the host dwelling, the use of matching materials would harmonise with the host dwelling. The proposed part two storey part single storey extension would preserve the character of the host dwelling 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 and the Councils House Extensions and External Alterations SPD.

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”.

To the south of the site is No.17 Mereway Road, this property benefits from a generous ground floor rear extension and has maintained its original rear elevation at first floor level. This property is setback approximately 1.2m from the application property, there is a distance of approximately 2.9m from the side wall of the application property and the centre point of the first-floor rear window of this property. At first floor level, there would be a total projection of approximately 2.9m beyond this property. However, considering the separation distance and the modest projection it is unlikely there would be any significant impact on the first floor window. At ground floor level the proposed extension is not considered to result in any materially worse impact than the existing ground floor structure.

To the north, the application property is adjoined by No.21 Mereway Road, the proposed extension would be built along the boundary shared with this property. The submitted plans indicate that the first-floor extension would not intersect the 45-degree line drawn

from the centre of the first-floor rear window of this property. At ground floor level it is noted that the extension would have an eaves height of 2.2m along the boundary shared with this property.

This would be in accordance with the Council's Householder extensions SPD which states that extensions to terraced properties which exceed 3m should have an eaves height of 2.2m to ensure there is no significant impact on the rear windows of neighbouring properties and would not create a significant adverse overbearing impact. In this instance considering the eaves height of the extension along this boundary, it is unlikely there would be any significant impact on the amenity of occupiers of the adjoining property. The proposed windows would meet the Council's privacy requirements. As such in respect of neighbouring amenity the proposal is considered to comply with Policy LP8 of the Local Plan.

Fire Safety

The new London Plan (2021) has recently been adopted. Of particular relevance is Policy D12 Fire Safety. Policy D12 states that, in the interests of fire safety and to ensure the safety of all building users, all development proposals must achieve the highest standards of fire safety.

The applicant has provided a detailed Planning Fire Safety Statement in support of the application, the document outlines a number of fire safety measures which will be incorporated into the development. It is considered that if the PFSS is adhered to the development would be compliant with the aims and objectives of London Plan Policy D12. 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.

Recommendation	Approval – Subject to conditions
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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:27.04.2021.....

I agree the recommendation: WT

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

Dated:27/4/2021.....

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

U0050843	Composite Informative
U0050844	NPPF APPROVAL - Para. 38-42