

Application reference: 21/0654/HOT TWICKENHAM RIVERSIDE WARD

Date application received	Date made valid	Target report date	8 Week date
23.02.2021	26.02.2021	23.04.2021	23.04.2021

Site:

49 St Margarets Road, Twickenham, TW1 2LL,

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

Mr B Howard
49 St Margarets Road
Twickenham
TW1 2LL

AGENT NAME

Mr Peter Slator
178 Wendover Road
Staines
TW18 3DF

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

Consultations:**Internal/External:****Consultee****Expiry Date****Neighbours:**

17C St Stephens Gardens, Twickenham, TW1 2LT, - 26.02.2021
 17B St Stephens Gardens, Twickenham, TW1 2LT, - 26.02.2021
 17A St Stephens Gardens, Twickenham, TW1 2LT, - 26.02.2021
 Flat 2, 19 St Stephens Gardens, Twickenham, TW1 2LT, - 26.02.2021
 Flat 3, 19 St Stephens Gardens, Twickenham, TW1 2LT, - 26.02.2021
 Flat 1, 19 St Stephens Gardens, Twickenham, TW1 2LT, - 26.02.2021
 21 St Stephens Gardens, Twickenham, TW1 2LT, - 26.02.2021
 Top Flat, 47 St Margarets Road, Twickenham, TW1 2LL - 26.02.2021
 Ground Floor Flat, 47 St Margarets Road, Twickenham, TW1 2LL, - 26.02.2021
 Flat 3, 51 St Margarets Road, Twickenham, TW1 2LL, - 26.02.2021
 Flat 1, 51 St Margarets Road, Twickenham, TW1 2LL, - 26.02.2021
 Flat 2, 51 St Margarets Road, Twickenham, TW1 2LL, - 26.02.2021

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

Status: PDE Application: 21/0654/HOT
Date: single storey rear extension

Building Control

Deposit Date: 22.12.2005 Installed a Gas Fire
Reference: 06/95510/CORG1

Application reference: 21/0654/HOT

Address: 49 St Margarets Road Twickenham TW1 2LL

Proposal	The application proposes a single storey rear extension.
Site description / key designations	The application site is that of No 49 St Margarets Road, the site is occupied by a two-storey mid terrace dwelling house located on the south side of St Margarets Road. The dwelling is not locally listed as a Building of Townscape Merit and is not located within a Conservation Area. The site is subject to an Article 4 Direction (basements), and is located in the St Margarets Road Village Character Area.
Planning history	No relevant planning history.
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 • East 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	<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 • 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 mid terrace dwelling, the property benefits from an original three storey rear outrigger. The application is for the erection of a single storey infill side extension and an extension to the rear of the outrigger. The rear element of the proposed extension would have a flat roof over it with a height of 2.65m, it would project 1.2m from the rear wall of the original outrigger with a width of 1.3m. The rear element of the extension would be similar in scale to the existing outrigger lean to. The side element of the extension would have a mono pitched roof over it with an eaves height of 2.2m and a maximum height of 3m. The proposed extension would appear subservient to the host property and in keeping with the scale and character of existing extensions within the terrace that the property is a part of.</p> <p>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 extension would preserve the character of the host dwelling and the wider area. As such in respect of design and</p>

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 west, the property is adjoined by No.51 St Margarets Road, the proposed infill extension would be built along the boundary shared with this property. It would have an eaves height of 2.2m along this boundary with a total depth of 5.5m. The Councils House Extensions and External Alterations SPD states that, in instances, where the depth exceeds 3m, the eaves height should be limited to 2.2m to mitigate the sense of enclosure. In this instance due to the modest eaves height along this boundary it is unlikely there would be any significant impact on the amenity of occupiers of the adjoining property to the west. The proposed windows would meet the Councils 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 Fire Safety Plan 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 Fire Safety Plan is adhered to the development would be compliant with the aims and objectives of London Plan Policy D12.

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:23.04.2021.....

I agree the recommendation:-A Vedi

Team Leader/Head of Development Management/Principal Planner

Dated: 26/04/2021.....

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

U0050794	Composite Informative
U0050795	NPPF APPROVAL - Para. 38-42