

Application reference: 21/1718/PDE SOUTH TWICKENHAM WARD

| Date application received | Date made valid | Target report date | 8 Week date |
|---------------------------|-----------------|--------------------|-------------|
| 06.05.2021 | 06.05.2021 | 17.06.2021 | 17.06.2021 |

Site:

32 Tennyson Avenue, Twickenham, TW1 4QY,

Proposal:

single storey rear extension 6m in depth, 3.25m in height and 3m in height to eaves.

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

APPLICANT NAME

Nicola Chissell And Andrew Horury
32 Tennyson Avenue
Twickenham
TW1 4QY

AGENT NAME

Mr Peter Gal, 4H Architecture Ltd
23 Chiltern Drive
Surbiton
KT5 9NU

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

Consultations:**Internal/External:**

Consultee

Expiry Date

Neighbours:

30 Tennyson Avenue, Twickenham, TW1 4QY, - 14.05.2021

66 Radnor Road, Twickenham, TW1 4ND, - 14.05.2021

34 Tennyson Avenue, Twickenham, TW1 4QY, - 14.05.2021

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

Status: GTD

Date: 01/06/2021

Application: 21/1258/PS192

Loft conversion with hip-to-gable extension and rear dormer extension and 2no of skylights.

Development Management

Status: PCO

Date:

Application: 21/1718/PDE

single storey rear extension 6m in depth, 3.25m in height and 3m in height to eaves.

Building Control

Deposit Date: 13.04.2012

1 Window 1 Door

Reference: 12/FEN01160/FENSA

Building Control

Deposit Date: 29.06.2015

Install replacement windows in a dwelling

Reference: 15/FEN01170/FENSA

| | |
|----------------------------------|---|
| Application Number | 21/1718/PDE |
| Address | 32 Tennyson Avenue, Twickenham, TW1 4QY |
| Proposal | Single storey rear extension 6m in depth, 3.25m in height and 3m in height to eaves. |
| Contact Officer | Madara Tukisa |
| Target Determination Date | 17/06/2021 |

1. INTRODUCTION

This application is of a nature where the Council's Constitution delegates the authority to make the decision to Officers rather than it being determined by the Planning Committee.

By indicating that the development proposal complies with the relevant provisions of the Town and Country Planning (General Permitted Development) Order 2015 (as amended) the planning officer is taking into account the information submitted with the application and any previous relevant applications.

No information has been discovered revealing removal of permitted development rights, it is therefore understood that the property's permitted development rights are intact and there are no restrictive conditions or outstanding Enforcement notices covering the property

2. DESCRIPTION OF THE SITE

The application site contains a two-storey, semi-detached dwelling which is situated on the western side of Tennyson Avenue.

The application site is situated within Strawberry Hill Village and is designated as:

- Archaeological Priority - English Heritage
- Article 4 Direction Basements (Article 4 Direction - Basements / Ref: ART4/BASEMENTS / Effective from: 18/04/2018)
- Critical Drainage Area - Environment Agency
- Main Centre Buffer Zone
- Take Away Management Zone
- Throughflow Catchment Area

3. DESCRIPTION OF THE PROPOSAL AND ANY RELEVANT PLANNING HISTORY

The proposal relates to the construction of a single storey rear extension 6m in depth, 3.25m in height and 3m in height to eaves.

The comprehensive list of planning history can be found above.

Ref: 21/1258/PS192

Decision: Granted permission on 01.06.2021

Description: Loft conversion with rear dormer extension and 2no of skylights.

4. ASSESSMENT AGAINST THE GPDO CRITERIA

This application is for determination as to whether prior approval of a larger home extension is required. The determination is made in relation to the provisions of Class A of the Town and Country Planning (General Permitted Development) Order.

A.1 Development is not permitted by Class A if:

| | | Complies | |
|---|--|---|-----------------------------|
| 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); | Yes <input checked="" type="checkbox"/> | No <input type="checkbox"/> |
| 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); | Yes <input checked="" type="checkbox"/> | No <input type="checkbox"/> |
| 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 | Yes <input checked="" type="checkbox"/> | No <input type="checkbox"/> |
| D | The height of the eaves of the part of the dwellinghouse enlarged, | Yes <input checked="" type="checkbox"/> | No <input type="checkbox"/> |

| | | | |
|----|--|---|-----------------------------|
| | improved or altered would exceed the height of the eaves of the existing dwellinghouse | | |
| E | The enlarged part of the dwellinghouse would extend beyond a wall which- Forms the principal elevation of the original dwellinghouse; or Fronts a highway and forms a side elevation of the original dwellinghouse; | Yes <input checked="" type="checkbox"/> | No <input type="checkbox"/> |
| F | Subject to paragraph (g), The enlarged part of the dwellinghouse would have a single storey and- 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, Exceed 4 metres in height | Yes <input checked="" type="checkbox"/> | No <input type="checkbox"/> |
| 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 - 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, or Exceed 4 metres in height | Yes <input checked="" type="checkbox"/> | No <input type="checkbox"/> |
| H | The enlarged part of the dwellinghouse would have more than a single storey and- (i) Extend beyond the rear wall of the original dwellinghouse by more than 3 meters, or (ii) Be within 7 meters of any boundary of the curtilage of the dwellinghouse being enlarged which is opposite the rear wall of that dwellinghouse | Yes <input checked="" type="checkbox"/> | No <input type="checkbox"/> |
| I | The enlarged part of the dwellinghouse would be within 2 meters of the boundary of the curtilage of the dwellinghouse, and the height of the eaves of the enlarged part would exceed 3 meters | Yes <input checked="" type="checkbox"/> | No <input type="checkbox"/> |
| J | The enlarged part of the dwellinghouse would extend beyond a wall forming a side elevation of the original dwellinghouse, and would- Exceed 4 meters in height, Have more than a single storey, or Have a width greater than half the width of the original dwellinghouse; | Yes <input checked="" type="checkbox"/> | No <input type="checkbox"/> |
| 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-paragraphs (e) to (j); | Yes <input checked="" type="checkbox"/> | No <input type="checkbox"/> |
| K | It would consist of or include--- (i) The construction or provision of a verandah, balcony or raised platform, (ii) The installation, alteration or replacement of a microwave antenna, (iii) The installation, alteration or replacement of a chimney, flue or soil and vent pipe, or (iv) An alteration to any part of the roof of the dwellinghouse. | Yes <input checked="" type="checkbox"/> | No <input type="checkbox"/> |
| L | The dwellinghouse is built under Part 20 of this Schedule (construction of new dwellinghouses). | Yes <input checked="" type="checkbox"/> | No <input type="checkbox"/> |

A.2 In the case of a dwellinghouse on article 2(3) land, development is not permitted by Class A if-

| | | Complies | | |
|---|--|---------------------------------|--------------------------------|--|
| 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 | Yes <input type="checkbox"/> | No <input type="checkbox"/> | N/A <input checked="" type="checkbox"/> |
| B | The enlarged part of the dwellinghouse would extend beyond a wall forming a side elevation of the original dwellinghouse; or | Yes <input type="checkbox"/> | No <input type="checkbox"/> | N/A <input checked="" type="checkbox"/> |
| C | The enlarged part of the dwellinghouse would have more than a single storey and extend beyond the rear wall of the original dwellinghouse | Yes <input type="checkbox"/> | No <input type="checkbox"/> | N/A <input checked="" type="checkbox"/> |
| 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 sub-paragraphs (b) and (c) | Yes <input type="checkbox"/> | No <input type="checkbox"/> | N/A <input checked="" type="checkbox"/> |

A.3 Development is permitted by Class A subject to the following conditions-
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| | | Complies | | |
|---|--|--|--------------------------------|--|
| 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 | Yes <input checked="" type="checkbox"/> | No <input type="checkbox"/> | N/A <input type="checkbox"/> |
| B | Any upper-floor window located in a wall or roof slope forming a side elevation of the dwellinghouse must be obscure-glazed, and 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 | Yes <input type="checkbox"/> | No <input type="checkbox"/> | N/A <input checked="" type="checkbox"/> |
| C | Where the enlarged part of the dwellinghouse has more than a single storey, or forms an upper storey on an existing enlargements 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 | Yes <input type="checkbox"/> | No <input type="checkbox"/> | N/A <input checked="" type="checkbox"/> |

5. CONSULTATIONS CARRIED OUT

Adjoining neighbours have been consulted on the application, and no objections have been received.

6. RECOMMENDATION

The prior approval of the Council is not required.

The prior approval of the Council is not required for the development

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): MTU

Dated: 08/06/21

I agree the recommendation: WT

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

Dated:8/6/2021.....

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

| | |
|----------|-----------------------------|
| U0051874 | Approved Drawings |
| U0051875 | Composite Informative |
| U0051876 | NPPF APPROVAL - Para. 38-42 |