

Application reference: 21/1725/PDE SOUTH TWICKENHAM WARD

Date application received	Date made valid	Target report date	8 Week date
11.05.2021	11.05.2021	22.06.2021	22.06.2021

Site:

9 Clive Road, Twickenham, TW1 4SQ,

Proposal:

Single storey rear extension 5m in depth, 2.7m in height and 2.7m 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

S Russo, The Property Organiser
Ltd
91-93 Buckingham Palace Road
London
SW1W 0RP

AGENT NAME

S Russo, The Property Organiser
Ltd
91-93 Buckingham Palace Road
London
SW1W 0RP

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

Consultations:

Internal/External:

Consultee

Expiry Date

Neighbours:

3 Hawkesley Close, Twickenham, TW1 4TR, - 17.05.2021
7 Hawkesley Close, Twickenham, TW1 4TR, - 17.05.2021
5 Hawkesley Close, Twickenham, TW1 4TR, - 17.05.2021
11 Clive Road, Twickenham, TW1 4SQ, -
7 Clive Road, Twickenham, TW1 4SQ, - 17.05.2021

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

Status: PCO

Date:

Application: 21/1666/HOT

Erection of a single storey rear extension with a flat roof that will join the retained detached garage to create a single L-shaped addition. Conversion of garage to storage room, accessed internally. Addition of three steps to connect the existing patio with the rear garden.

Development Management

Status: PCO

Date:

Application: 21/1725/PDE

Single storey rear extension 5m in depth, 2.7m in height and 2.7m in height to eaves.

Building Control

Deposit Date: 11.01.2013 2 Windows 2 Doors

Reference: 13/FEN00320/FENSA

Building Control

Official

Deposit Date: 17.04.2021

Rear extension, 2 x skylight windows on existing converted loft, removal of chimney breast (ground floor and room above), demolish and rebuild garage and front enclosed porch

Reference: 21/0651/IN

Application: 21/1725/PDE

Address: 9 Clive Road Twickenham TW1 4SQ

Proposal

Single storey rear extension 5m in depth, 2.7m in height and 2.7m in height to eaves.

Site description

The application site comprises a two storey semi-detached dwelling located on the south side of Clive Road, Twickenham. The application property is not located within a Conservation Area and does not comprise a Building of Townscape Merit (BTM). The site is subject to an Article 4 Direction restricting permitted development on basements. It is located in flood zone 2 and a critical drainage area.

History

21/1666/HOT - Erection of a single storey rear extension with a flat roof that will join the retained detached garage to create a single L-shaped addition. Conversion of garage to storage room, accessed internally. Addition of three steps to connect the existing patio with the rear garden. Pending decision.

Consultation

All adjoining properties were consulted. A letter of support was received from No.11 Clive Road.

Professional Comments

The applicant in accordance with A.4 (2) has supplied the Local Planning Authority with a written description of the proposed development which states:

- (i) The enlarged part of the dwellinghouse would extend beyond the rear wall of the original dwelling house by up to 5 metres;
- (ii) The maximum height of the enlarged part of the dwellinghouse would be 2.7 metres; and
- (iii) The height of the eaves of the enlarged part of the dwelling house would be 2.7 metres.

Proposed and existing floor plans and elevations, existing and proposed block plans and a cover letter were submitted to support the application and the applicant's agent has also included the address of any adjoining premises; the developer's contact address; and the developer's email address in accordance with the requirements of The Town and Country Planning (General Permitted Development) Order 2015 (as amended).

Class A

The scheme (single storey rear extension) is considered *to be permitted development under Class A 'The enlargement, improvement or other alteration of a dwelling house'* for the following reasons:

A.1

- a) Permission to use the dwellinghouse as a dwellinghouse has not been granted by Class M, N, P or Q of Part 3 of this schedule.
- b) The works **would not** result in over 50% of ground being covered by buildings.
- c) The height of the part of the dwelling house to be enlarged **would not** exceed the height of the highest part of the roof of the existing dwellinghouse.
- d) The height of the eaves of the extension **would not** exceed the height of the eaves of the existing dwellinghouse.

- e) The extension **would not** extend beyond a wall which -
 - i. forms the principal elevation of the original dwellinghouse; or
 - ii. fronts a highway and forms either the side elevation of the original dwellinghouse.
- f) Paragraph (f) is not applicable to this proposal as it is covered by paragraph (g)
- g) The enlarged part of the dwellinghouse would have a single storey and –
 - i. **would not** extend beyond the rear wall of the original dwellinghouse by more than 6 metres in the case of a terraced dwellinghouse, and
 - ii. **would not** exceed 4 metres in height.
- h) The extension **would not** have more than one-storey.
- i) The extension would not be within 2m of the boundary. Notwithstanding this, the eaves height **would not** exceed 3 metres in height.
- j) The enlarged part of the dwellinghouse **would** extend beyond a wall forming a side elevation of the original dwellinghouse, and-
 - (i) **would not** exceed 4 metres in height,
 - (ii) **would not** have more than a single storey,
 - or
 - (iii) **would not** have a width greater than half the width of the original dwellinghouse
- ja) the total enlargement (being the enlarged part together with any existing enlargement of the original dwellinghouse to which it will be joined) **would not** exceed the limits set out in subparagraphs (e) to (j);
- k) The extension **would not** consist of or include:
 - i. the construction or provision of a verandah, balcony or raised platform.
 - ii. the installation, alteration or replacement microwave antenna.
 - iii. the installation, alteration or replacement of a chimney, flue or soil and vent pipe.
 - iv. the alteration to any part of the roof of the dwellinghouse.

A.2

The dwellinghouse is not located on article 2(3) land and therefore A.2 is not applicable.

Conditions

A.3

Development is permitted by Class A subject to the following conditions—

- a) the materials used in any exterior work (other than materials used in the construction of a conservatory) shall be of a similar appearance to those used in the construction of the exterior of the existing dwellinghouse;

Compliant. Confirmed in submitted cover letter.

- b) any upper-floor window located in a wall or roof slope forming a side elevation of the dwellinghouse shall be—
 - a. obscure-glazed, and

- b. 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;
- c) where the enlarged part of the dwellinghouse has more than one storey, the roof pitch of the enlarged part shall, so far as practicable, be the same as the roof pitch of the original dwellinghouse.

The proposal is for a single storey extension and no windows are proposed on the side elevation. Furthermore, the roof pitch is not applicable.

A.4

- 1) The following conditions apply to development permitted by Class A which exceeds the limits in paragraph A.1(f) but is allowed by paragraph A.1(g).
- 2) Before beginning development, the applicant has submitted the following:
 - a. The applicant has supplied the Council with a written description of the proposed development which states:
 - i. The enlarged part of the dwellinghouse will extend beyond the rear wall of the original dwellinghouse by approximately 5 metres.
 - ii. The maximum height of the enlarged part of the dwellinghouse will be approximately 2.7metres.
 - iii. The height of the eaves will be approximately 2.7 metres from ground level.
 - iv. The dwellinghouse is original
 - b. a plan has been submitted indicating the site and the proposed development and any existing enlargement of the original dwellinghouse to which the enlarged part will be joined;
 - c. the addresses of adjoining premises
 - d. the developers contact address; and
 - e. the developers email address
- 3) The developer has provided sufficient documents and it complies with the relevant legislation.
- 4) The documents submitted are correct and the works have not been carried out.
- 5) The local planning authority has notified owners and occupiers of adjoining premises about the proposed development.
- 6) The local planning authority has sent a copy of the notice to the developer.
- 7) Where any owner or occupier of any adjoining premises objects to the proposed development, the prior approval of the local planning authority is required as to the impact of the proposed development on the amenity of any adjoining premises – **See below.**
- 8) The local planning authority may require the developer to submit such further information regarding the proposed development as the authority may reasonably require in order to determine the application – **N/A**
- 9) The local planning authority must, when considering the impact referred to in subparagraph (7)—
 - a. take into account any representations made as a result of the notice given under subparagraph (5); and – **N/A**
 - b. (b) consider the amenity of all adjoining premises, not just adjoining premises which are the subject of representations – **N/A**

- 10) The development must not begin before the occurrence of one of the following—
 - (a) the receipt by the developer from the local planning authority of a written notice that their prior approval is not required;
 - (b) the receipt by the developer from the local planning authority of a written notice giving their prior approval; or
 - (c) the expiry of 42 days following the date on which the information referred to in sub-paragraph (2) was received by the local planning authority without the local planning authority notifying the developer as to whether prior approval is given or refused.

- 11) The development must be carried out—
 - a. where prior approval is required, in accordance with the details approved by the local planning authority;
 - b. where prior approval is not required, or where sub-paragraph (10)(c) applies, in accordance with the information provided under sub-paragraph (2), unless the local planning authority and the developer agree otherwise in writing.

- 12) The local planning authority may grant prior approval unconditionally or subject to conditions reasonably related to the impact of the proposed development on the amenity of any adjoining premises.

In view of the above it is considered that the proposed development would comply with Class A of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).

Recommendation: Prior approval is not required.

Recommendation:

The determination of this application falls within the scope of Officer delegated powers - **YES / NO**

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):LUH..... Dated:08/06/2021.....

I agree the recommendation:

Team Leader/Head of Development Management/Principal Planner

Dated:

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
