

Application reference: 21/1257/HOT ST MARGARETS, NORTH TWICKENHAM WARD

Date application received	Date made valid	Target report date	8 Week date
09.04.2021	13.04.2021	08.06.2021	08.06.2021

Site:

91 Winchester Road, Twickenham, TW1 1LA,

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 Anthony & Charlotte D'Amico
91, Winchester Road
Twickenham
TW1 1LA

AGENT NAME

Mr Christopher Smith
Westbourne Studios
242 Acklam Road
Notting Hill
London
W10 5JJ

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

Consultations:

Internal/External:

Consultee

Expiry Date

Neighbours:

99 Winchester Road, Twickenham, TW1 1LA -
100 Winchester Road, Twickenham, TW1 1LB -
87 Winchester Road, Twickenham, TW1 1LA -
57 Winchester Road, Twickenham, TW1 1LE -
63 Winchester Road, Twickenham, TW1 1LE -
83 Winchester Road, Twickenham, TW1 1LA -
9 Bridge Road, Twickenham, TW1 1RE -
13 Broadway Avenue, Twickenham, TW1 1RH, - 14.04.2021
89 Winchester Road, Twickenham, TW1 1LA, - 14.04.2021
93 Winchester Road, Twickenham, TW1 1LA, - 14.04.2021
53 Winchester Road, Twickenham, TW1 1LE -
12 Bridge Road, Twickenham, TW1 1RE -
7 Broadway Avenue, Twickenham, TW1 1RH -
15 Broadway Avenue, Twickenham, TW1 1RH -
8 Broadway Avenue, Twickenham, TW1 1RH -
81 Winchester Road, Twickenham, TW1 1LA -
10 Bridge Road, Twickenham, TW1 1RE -
65 Winchester Road, Twickenham, TW1 1LE -
85 Winchester Road, Twickenham, TW1 1LA -
2 Broadway Avenue, Twickenham, TW1 1RH -
,,, TW1 1LA -
26 Broadway Avenue, Twickenham, TW1 1RH -
6 Broadway Avenue, Twickenham, TW1 1RH -
97 Winchester Road, Twickenham, TW1 1LA -
11 Broadway Avenue, Twickenham, TW1 1RH -

101 Winchester Road, Twickenham, TW1 1LA -
95 Winchester Road, Twickenham, TW1 1LA -

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

Development Management

Status: REF Application:20/3100/PS192
Date:18/12/2020 New loft extension and single storey ground floor rear extension.

Development Management

Status: GTD Application:20/3684/HOT
Date:19/02/2021 Single storey rear extension

Development Management

Status: GTD Application:20/3685/PS192
Date:12/02/2021 L-shape rear dormer roof extensions. Rooflights to front elevation

Development Management

Status: PDE Application:21/1257/HOT
Date: Single storey rear extension

Development Management

Status: REF Application:20/3684/NMA
Date:10/05/2021 Non material amendment to planning permission 20/3684/HOT - Height of extension has increased

Building Control

Deposit Date: 14.01.2021 Rear extension and loft conversion
Reference: 21/0067/IN

Enforcement

Opened Date: 08.04.2021 Enforcement Enquiry
Reference: 21/0135/EN/NAP

Application reference: 21/1257/HOT

Address: 91 Winchester Road Twickenham TW1 1LA

Proposal	Retrospective application for a single storey rear extension.
Site description / key designations	The application site is that of No.91 Winchester Road, the site is located on the east side of Winchester Road. The site is occupied by a two-storey semi-detached dwelling. The site is located within the South of Chertsey Road Village Character Area, the site is also subject to an article 4 direction (basements). The site is located within Floodzone 2 and an area less susceptible to surface water flooding.
Planning history	Below is a summary of recent planning history for this site. 20/3684/NMA - Non material amendment to planning permission (20/3684/HOT) - Height of extension has increased - Refused 20/3684/HOT - Single storey rear extension - Granted Permission 20/3685/PS192 - L-shape rear dormer roof extensions. Rooflights to front elevation – Granted Permission 20/3100/PS192 - New loft extension and single storey ground floor rear extension. - Refused Permission.
Policies	The proposal has been considered having regard to the policies within the Council's Local Plan, in particular: London Plan (2021): <ul style="list-style-type: none"> • D12 Fire Safety Local Plan (2018): <ul style="list-style-type: none"> • LP1 Local character and Design quality • LP8 Amenity and Living Conditions • LP21 Flood Risk and Sustainable Drainage Supplementary Planning Documents / Guidance: <ul style="list-style-type: none"> • House extensions and external alterations • St Margarets Village Planning Guidance
Material representations	There have been 30 material representations received all in objection to the proposal, the issues raised can be summarised as follows; <ul style="list-style-type: none"> - Granting retrospective permission for an extension of this nature would set a precedent for future development in the area - The extension would result in overlooking to neighbouring gardens - The proposal would be out of keeping with the character of the Victorian host property - they are concerned that the structural integrity of neighbouring properties may have been impacted during the construction of the extension - The extension as constructed is a breach of the existing planning permission - The submitted drawings are incorrectly labelled, and information submitted within the application form is also incorrect. The comments received have all been considered in the assessment of the application.
Internal Consultees	There have been no internal consultees consulted on this application.
Amendments	The applicant has provided amended plans, showing the original first floor windows to be maintained in their original positions.
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 • Flood Risk

- Other Matters

Design and Visual Amenity

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.”

The application property is a two-storey semidetached dwelling and is characterised by its two-storey front bay window projection with a gable over it.

It is noted that an application for a single storey rear extension was recently approved at the site under application 20/3684/HOT. The current application is for retrospective permission for a single storey rear extension greater in height than what has previously been approved. The proposal is a flat roofed extension which wraps around the original two storey rear outrigger, with a height of 3.4m. This has significantly increased from the previous application (ref 20/3684/HOT) that measured approx. 2.7m in height. The side element of the extension would project approximately 5.6m from the main rear rear wall of the dwelling. The proposed extension would have an angled rear elevation and would extend across the full width of the property.

The proposed extension despite its single storey nature would be of excessive height, it would appear a bulky dominant addition to the rear of the property that would be out of keeping with the scale and character of the host dwelling with the height extending up to the existing first floor windows. Whilst there are limited views of the extension from the street scene, it would be visible from other neighbouring properties. The proposed extension would be out of keeping with the existing pattern of development to neighbouring properties along Winchester Road.

The proposed extension would fail 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 contrary to 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, the property is adjoined by No.93 Winchester Road, this property has been extended to the rear along the shared boundary. The proposed extension would project approximately 0.45m beyond the existing extension to this property, despite the excessive height of the proposed extension, it is unlikely to result in overshadowing to this property. The proposed extension is raised approximately 0.7m, however given the angle of the proposed rear

	<p>windows/doors it is unlikely that significant overlooking would occur from the rear windows of the proposed extension to the rear garden area of the adjoining property.</p> <p>To the north of the site is No.89 Winchester Road, this property has maintained its original side and rear elevations. The proposed extension would be set in approximately 0.8m from the boundary shared with this property with height of 3.4m along the boundary. There are two rear facing windows in the rear elevation of this property, one at both ground and first floor levels, there is also a ground floor side window facing the application site. The proposed extension would be sited close to this boundary with a projection of approximately 5.6m. The introduction of an extension of the scale proposed here (significantly increased from the previous application ref 20/3684/HOT) along the shared boundary is likely to result in a tunnelling effect on the two ground floor windows which have a significant adverse overbearing impact on No 89 Winchester Road.</p> <p>Considering the scale of the proposed extension, namely the height of the extension, the proposal would lead to a loss of amenity and unacceptable overbearing impact on No 89 Winchester Road. As such the proposal is considered contrary to policy LP8 of the Local Plan.</p> <p><u>Flood Risk and Sustainable Drainage</u> LP 21 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 site is situated within Flood zone 2, the applicant has submitted a Flood Risk Assessment, which indicates that the proposed scheme would not have any adverse impacts with regards to flood risk, and would the proposed floor levels would be set no lower than the existing. Given the nature of the proposal it does not require a sequential test. As such, the scheme is in accordance with Policy LP21 of the Local Plan.</p> <p><u>Fire Safety</u> 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, <u>all</u> development proposals must achieve the highest standards of fire safety.</p> <p>In the absence of a fire safety statement detailing the developments approach to fire safety risk, the scheme is considered to adversely impact on the safety of future occupants contrary to the aims and objectives of London Plan Policy D12.</p>
Recommendation	Refuse

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:08.06.2021.....

I agree the recommendation: WT

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

Dated:10/6/2021.....

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

U0051886	Decision Drawing Numbers
U0051887	NPPF REFUSAL- Para. 38-42