



Building Control

Deposit Date: 02.12.2008      Installed a Gas Boiler

Reference: 08/COR03001/CORGI

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Building Control

Deposit Date: 28.02.2013      Installed a Gas Cooker

Reference: 14/FEN02455/GASAFE

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Building Control

Deposit Date: 22.06.2021      Dormer loft conversion and re-roof, ground floor rear extension, associated works with new glazing and replacement windows

Reference: 21/1075/IN

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**21/1716/HOT**  
**33 Hazel Close, Twickenham, TW2 7NS**

**Site**

The application site is occupied by a semi-detached bungalow dwelling located on the western side of Hazel Close, Twickenham. The dwelling consists of a mix of brick and render external walls with clay roof tiles above.

The site does not possess any heritage or flooding designations.

**Planning History (recent/relevant):**

21/1715/PS192 - Hip to gable and rear dormer roof extensions, insertion of three rooflights to the front elevation. New window on first floor side elevation – Granted Permission 01/07/2021

**Proposal**

The applicants seek planning permission for a round floor rear extension including bi-fold doors and casement window within the rear elevation, variations in the side fenestration and the removal of the existing front porch.

**Main development plan policies:**

National Planning Policy Framework (NPPF)

London Plan (2021):

- Policy D12 Fire Safety

Local Plan (2018):

- Policy LP1 Local character and design Quality
- Policy LP8 Amenity and Living Conditions

Supplementary Planning Documents / Guidance:

- House extensions and external alterations (2015)

**Public and other representations:**

Neighbour consultation was carried out, and no responses were received.

**Amendments:**

No amendments requested or received.

**Professional comments:**

The main planning issues to be considered are the impact on:

- Design and appearance;
- Impact on neighbouring amenities;
- Fire safety

**Design policies**

The National Planning Policy Framework advises the Government attaches great importance to the design of the built environment stating that developments should be visually attractive as a result of good architecture. Good design is a key aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people.

Policy LP1 state the Council will require all development to be of high architectural and urban design quality. The high-quality character and heritage of the borough and its villages will need to be maintained and enhanced where opportunities arise. Development proposals will have to demonstrate a thorough understanding of the site and how it relates to its existing context, including character and appearance, and take opportunities to improve the quality and character of buildings, spaces and the local area.

Supplementary Planning Document (SPD) for House Extensions and External Alterations, 2015 states that the overall shape, size and position of rear and side extensions should not dominate the existing house or its neighbours and should harmonize with the original appearance of the dwelling. This can be achieved through designing the addition to appear subordinate to the main structure so that the original form of the dwelling can still be appreciated.

The proposal will extend approximately 3m from the rear elevation and will be 3.11m in height. Similar enlargements are evident in the locality, including the adjoining Nos. 31 and 35, and as such the proposal would not be considered to be an incongruous addition to the host property. In addition, the existing rear garden serving the application site is considered to be large enough to ensure the proposal not to represent overdevelopment of the site.

In terms of design matters, render is proposed for the rear extension to match the existing dwelling. The 3 glazed door panels and casement window are considered appropriate for the rear elevation, noting it will not be visible from the street. In addition no objections are raised to the replacement side elevation window, and no concerns are raised with the removal of the existing front porch which is not considered to be of any importance to the appearance of the street.

Overall, the proposed rear extension and alterations would maintain the character and appearance of the host dwelling and wider street scene. In light of the above, the proposal would accord with Policy LP1 and associated SPD guidance.

### **Amenity**

Policy LP8 (Amenity and Living Conditions) of the Local Plan seeks to ensure that new development retains the amenity and living conditions for occupants of new, existing, adjoining and neighbouring properties.

Further guidance is provided in Council's Supplementary Planning Document (SPD) 'House Extensions and External Alterations'. In particular, this states that extensions which create an unacceptable sense of enclosure or appear overbearing when viewed from neighbouring gardens or rooms will not be permitted, and that a new extension should not result in any substantial loss of privacy to adjoining dwellings and gardens.

The properties likely to be impacted by the proposal are Nos. 31 and 35 to the south and north respectively.

The SPD advises that ground floor extensions which project up to 3.5m in depth from properties of this type (semi-detached) would generally be acceptable in terms of daylight/sunlight and outlook offered. Given the proposal is only 3m in depth, it would represent an appropriate scale of development in accordance with the SPD. Further, and as noted above, similar enlargements are evident at Nos. 31 and 35, and therefore the proposal would not be considered to dominate these properties or create a sense of enclosure.

With regards to privacy and overlooking, no glazing is proposed which would be considered to cause privacy issues for surrounding properties.

Overall, the proposal is not considered to detract from the amenity of neighbouring properties, and therefore would be compliant with Policy LP8 of the Local Plan and associated SPD guidance.

### **Fire Safety**

The new London Plan (2021) has recently been published, and under Policy D12 of this document, this requires all developments to be designed to achieve the highest standards of fire safety to reduce the risk to life or serious injury in the event of a fire. This includes providing appropriate alarm systems, a suitable means of escape for all building users, and access to equipment for firefighting which is appropriate to the size and use of the development.

The applicant has submitted a Fire Safety Statement in response to the requirements of Policy D12 (A). This covers all the relevant information for this policy, including discussing means of escape

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and warning, access for firefighting, using an appropriate design and materials for fire resistance, and providing smoke detectors in the kitchen, bedrooms and living room. This level of information is considered appropriate for the scale of development proposed.

The applicant is advised that alterations and extensions 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.

In light of the above, the proposed fire safety measures are considered to comply with Policy D12 of the London Plan.

**Conclusion:** GRANT application.

**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): .....TF.....

Dated: .....02/07/2021.....

**I agree the recommendation: WT**

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

Dated: .....5/7/2021.....

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: .....

<b>REASONS:</b>
<b>CONDITIONS:</b>
<b>INFORMATIVES:</b>

<b>UDP POLICIES:</b>
<b>OTHER POLICIES:</b>

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**

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**CONDITIONS**

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**INFORMATIVES**

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