

Application reference: 21/2002/PDE ST MARGARETS, NORTH TWICKENHAM WARD

Date application received	Date made valid	Target report date	8 Week date
02.06.2021	02.06.2021	14.07.2021	14.07.2021

Site:

5 Gordon Avenue, Twickenham, TW1 1NH,

Proposal:

Ground floor single storey side infill extension (5.50m m depth 3.00m eaves height 3.00m maximum height).

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

APPLICANT NAME

Ms Rachel Lang
5 Gordon Avenue
Twickenham
TW1 1NH

AGENT NAME

Ms Yoko Takahashi
The Studio
4 Cole Park
Road Twickenham TW1 1HW

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

Consultations:

Internal/External:
Consultee

Expiry Date

Neighbours:

247 St Margarets Road, Twickenham, TW1 1ND, - 04.06.2021
245 St Margarets Road, Twickenham, TW1 1ND, - 04.06.2021
243 St Margarets Road, Twickenham, TW1 1ND, - 04.06.2021
4 Ailsa Avenue, Twickenham, TW1 1NG, - 04.06.2021
2 Ailsa Avenue, Twickenham, TW1 1NG, - 04.06.2021
3 Gordon Avenue, Twickenham, TW1 1NH, - 04.06.2021
Ground Floor Flat, 7 Gordon Avenue, Twickenham, TW1 1NH, - 04.06.2021
7A Gordon Avenue, Twickenham, TW1 1NH, - 04.06.2021

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

Development Management

Status: GTD Application: 03/3435/PS192
Date: 23/12/2003 Single Storey Side/rear Extension.

Development Management

Status: PCO Application: 21/1981/PS192
Date: outrigger loft dormer extension.

Development Management

Status: PCO Application: 21/2002/PDE

Date: Ground floor single storey side infill extension (5.50m m depth 3.00m eaves height 3.00m maximum height).

Building Control

Deposit Date: 12.11.2003 Internal alteration work.
Reference: 03/2227/FP

Building Control

Deposit Date: 11.06.2005 FENSA Notification of Replacement Glazing comprising 3 Windows and 1 Doors. Installed by Anglian Windows Ltd. FENSA Member No 13229. Installation ID 2777558. Invoice No S101275922

Reference: 05/6148/FENSA

Building Control

Deposit Date: 19.03.1996 Loft conversion
Reference: 96/0329/BN

Building Control

Deposit Date: Underpinning
Reference: 93/H3674/HOUNSLOW

Building Control

Deposit Date: Removal of loadbearing wall
Reference: 93/H4217/HOUNSLOW

Building Control

Deposit Date: 14.03.2011 5 Windows 1 Door
Reference: 11/FEN01368/FENSA

Building Control

Deposit Date: 25.01.2013 Circuit alteration or addition in kitchen/ special location
Reference: 13/NIC00540/NICEIC

Site Description

The property is a two-storey mid-terrace dwelling located on the southern-western side of Gordon Avenue.

Such property is not located within a Conservation Area or listed in any way.

Relevant Site History

03/3435/PS192 - Single Storey Side/rear Extension - Granted 23/12/2003.

21/1981/PS192 - Outrigger loft dormer extension - Pending.

Proposal

Householders are able to build larger single storey rear extensions under permitted development, subject to limitations, conditions and land designations. However, these new larger extensions must go through a prior notification process.

This proposal is seeking prior approval for the erection of a single storey infilling rear/side extension 5.5 metres in depth, 3 metres in height and 3 metres in height to eaves.

Public representation

8 neighboring properties were consulted as part of this application. No representations were received by the Council in the statutory consultation period.

Professional comment:

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 5.5 metres;
- (ii) The maximum height of the enlarged part of the dwellinghouse would be 3 metres; and
- (iii) The height of the eaves of the enlarged part of the dwelling house would be 3 metres.

Proposed and existing floor plans and elevations, and site location plan 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 be within 2 metres of the boundary however 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 sub-paragraphs (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, and
 - 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.

- 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.

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 5.5 metres,
 - ii. The maximum height of the enlarged part of the dwellinghouse will be approximately 3 metres,
 - iii. The height of the eaves will be approximately 3 metres from ground level, and
 - iv. The single storey rear extension will be joined to an existing extension.
 - 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 – **N/A**
- 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 subparagraph (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, and
 - b. where prior approval is not required, or where subparagraph (10)(c) applies, in accordance with the information provided under subparagraph (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 - The proposal falls **within** Schedule 2, Part 1, Class A of the Town and Country Planning (General Permitted Development) (England) Order 2015 No. 596 and as such prior approval is **NOT REQUIRED**.

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 YES NO
 (which are not on the file)

This application has representations on file YES NO

Case Officer (Initials): GAP Dated: 28/06/2021

I agree the recommendation: WT

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

Dated:8/7/2021.....

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:

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
