

Application reference: 06/1926/HOT
ST MARGARETS, NORTH TWICKENHAM WARD

Date application received	Date made valid	Target report date	8 Week date
14.06.2006	30.06.2006		25.08.2006

Site:

40 Crown Road, Twickenham, Middlesex, TW1 3EH

Proposal:

Proposed First Floor Bedroom Extension Above The Garage To Rear.

Present use:

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

APPLICANT NAME

Mr Rupinder Brar
40 Crown Road
Twickenham
Middlesex
TW1 3EH

AGENT NAME

Craig Young
1 Mark Street
Reigate
Surrey
RH2 OBL

Consultations:

Internal/External:

Also 42A
40A

Consultee

LBRUT Urban Design 14 Days

40B - Basement flat?

Expiry Date

Neighbours:

- ✓ 44 Crown Road, Twickenham, Middlesex, TW1 3EH, - 05.07.2006
- ✓ Flat 1, 44 Crown Road, Twickenham, Middlesex, TW1 3EH, - 05.07.2006
- ✓ 36B Crown Road, Twickenham, Middlesex, TW1 3EH, - 05.07.2006
- ✓ 36A Crown Road, Twickenham, Middlesex, TW1 3EH, - 05.07.2006
- ✓ 36 Crown Road, Twickenham, Middlesex, TW1 3EH, - 05.07.2006
- ✓ 1 Hartington Road, Twickenham, Middlesex, TW1 3EL, - 05.07.2006
- ✓ 64 Beaconsfield Road, Twickenham, Middlesex, TW1 3HU, - 05.07.2006
- ✓ 42 Crown Road, Twickenham, Middlesex, TW1 3EH, - 05.07.2006
- ✓ 38 Crown Road, Twickenham, Middlesex, TW1 3EH, - 05.07.2006
- ✓ Flat 3, 44 Crown Road, Twickenham, Middlesex, TW1 3EH, - 05.07.2006
- ✓ Flat 2, 44 Crown Road, Twickenham, Middlesex, TW1 3EH, - 05.07.2006
- ✓ 38A Crown Road, Twickenham, Middlesex, TW1 3EH - 05.07.2006

40A History!

Ref No

Description

Status

Date

99/1926

- Demolition Of Rear Single Storey Garage. New Single Storey Addition And Garage, Self-containment Of Lower Ground Floor Flat And Maisonette Over, General Alterations.

GTD

24/11/1999

06/1926/HOT

- Proposed First Floor Bedroom Extension Above The Garage To Rear.

PCO

- 11/10/06

Constraints:

Application 06/1926/HOT 40 Crown Road, St Margarets, Twickenham

Proposal: Proposed first floor bedroom extension above the garage at rear of the property.

The application proposes the erection of an extension above the single garage in the rear yard area of this property. The new room will be an 'extension' to the basement flat and will be accessed by a new staircase from within the existing external 'court yard' area. This latter feature will be covered with a slate roof to match the existing incorporating to roof lights

Site location and description.

This application relates to the basement flat to the rear of an end of terrace commercial premises in Crown Road. The basement flat was extended in 2000 when a single storey extension and garage was constructed in the rear yard area. Subsequent to this, in 2003, a substantial single-storey and two-storey extension was approved to the rear of the adjacent property No.42. There is an outstanding application for amendments to the approved design of this extension but the main bulk of the extension has been approved and is the backdrop to the current proposal to extend at the rear of No.40. There is a variety of extensions in this backyard area to the Crown Road shops; mostly of utilitarian design. To the rear is an unsurfaced service road. Although the back-land area lies within Crown Road Conservation Area, the immediate surroundings are not of particular architectural merit.

Present Use

The premises are occupied as a basement flat with maisonette over and a shop unit to the front.

Policies

BLT 2 Conservation Area
BLT 11 Design considerations
BLT 15 Daylighting and sunlighting
BLT 16 Unneighbourliness
Design Quality SPD
House extensions and external alterations SPD

Public representations

None received

Professional comment

The main issues in this application relate to design and impact on the Conservation Area and effect on neighbouring properties/ occupiers

Design

The existing rear extension is made up of two interconnecting linear elements; a single storey extension attached to the rear of the premises and a rear garage. Both sections have slate ridged roof structures with a hip end to the garage. The proposal is to construct a first floor extension above the garage rather than immediately adjacent to the main rear elevation of the property; this will create a visual gap between the property and the extension as this intervening section will remain single storey. Whilst this is an unusual building form, the application site is dominated by a substantial and uncompromisingly box-like extension extending the full length of the rear yard of the adjacent property (No 42). The new roof of the garage extension will protrude above this adjacent extension by approximately 1m and will tend to break up the compromising blank flank wall of the adjacent structure thereby reducing its impact on the rear of the terrace. Due to this, it is considered that the design is

acceptable in terms of the host property and the wider considerations of the character of the Conservation Area.

Impact on neighbouring property

There are two properties that could be affected by this proposal, the upper flat in the premises and the attached property No. 42.

The upper flat (maisonette) in No. 40 has a window facing the proposed end elevation of the first floor extension. The new roof structure will be less than 4 metres distance but given the fully hipped form of the roof the impact of the new roof structure will be significantly reduced. In addition there are no windows proposed in this facing elevation and as result privacy between the two properties will not be compromised or reduced to a lower level than at present. Sunlight/daylight levels reaching the rear of No.40 has already been compromised by the construction of the adjacent two storey extension and it is not considered that this new relatively modest extension will result in any significant or unacceptable reduction over the current situation.

Due to the comparatively small scale of the extension and its location there will be negligible impact on the amenities of No.42.

Summary

Whilst rear first floor storey extensions are difficult to accommodate in high-density areas of older properties, the limited extent of the proposal including the hipped form of the roof, together the site context, which is dominated by the substantial nature of the adjoining extension, will result in an extension that would not be unduly overbearing on adjacent properties. Furthermore it will help to break up the bulk of the adjacent extension resulting in an improvement to the character of the Conservation Area. As such the development complies with guidance set out in the House extensions and external alterations SPD and policies BLT 2,11, 15 and 16 in the UDP. I therefore recommend **PERMISSION** following to the following conditions and informatives.

- Solid rear door at ground floor to No. 38
- no side windows to s.s.r.x @ 30. ∴ proposed side facing lot for window not considered to compromise privacy afforded to this own neighbour by his property.
- staircase does not project behind rear wall of first floor extension @ No 42 - again no privacy implications for internal floor space.

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

Case Officer (Initials): *Hay*

Dated: *5.1.06*

I agree the recommendation:

Team Leader/~~Development Control Manager~~

Dated: *15/02/07*

CTHLL

This application has been subject to representations that are contrary to the officer recommendation. The Development Control Manager has considered those representations and concluded that the application can be determined without reference to the Planning Committee in conjunction with existing delegated authority.

Development Control Manager:

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

CONDITIONS:
INFORMATIVES:

ADDITIONAL NOTES CONTINUED FROM ABOVE: