

Application reference: 21/1360/HOT
ST MARGARETS, NORTH TWICKENHAM WARD

Date application received	Date made valid	Target report date	8 Week date
16.04.2021	29.04.2021	24.06.2021	24.06.2021

Site:

2A Cole Park Road, Twickenham, TW1 1HW,

Proposal:

Change from an existing pitched roof with rooms in the roof to a new gambrel/mansard roof with rooms in the roof with same ridge height. Minor rear and side extensions on ground floor and a new matching front elevation bay window on ground and first floor to match existing bay on ground and first floor.

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

APPLICANT NAME

Dosanjh
2A, Cole Park Road
Twickenham
TW1 1HW

AGENT NAME

Mr Dench
Studio 2
29 Castle Street
Kingston Upon Thames
KT1 1DN

DC Site Notice: printed on 07.05.2021 and posted on 14.05.2021 and due to expire on 04.06.2021

Consultations:**Internal/External:****Consultee**

14D Urban D
LBRuT Trees Preservation Officer (North)

Expiry Date

21.05.2021
21.05.2021

Neighbours:

2C Cole Park Road, Twickenham, TW1 1HW, - 07.05.2021
4 Cole Park Road, Twickenham, TW1 1HW, -

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

Status: REF Application:01/0732
Date:15/05/2001 Proposed 3 Storey Side Extension And New Dormers

Development Management

Status: GTD Application:01/1569
Date:26/07/2001 Three Storey Side Extension.

Development Management

Status: GTD Application:85/1632
Date:16/01/1986 Erection of a porch and a car port to side elevations of dwelling house including erection of new gates to existing vehicular access.

Development Management

Status: REF Date:06/02/1989	Application:88/2434 Erection of two storey and single storey side extensions and construction of double garage. (Amended Plan received on 14th December 1988).
<u>Development Management</u> Status: REF Date:30/09/1988	Application:88/1975 Erection of two storey and single storey side extensions and construction of double garage.
<u>Development Management</u> Status: REF Date:10/05/1974	Application:74/0126 Erection of three-storey dwelling with integral parking space.
<u>Development Management</u> Status: REF Date:08/02/2005	Application:04/3964/HOT Proposed Roof Conversion At Rear And Front Dormer.
<u>Development Management</u> Status: GTD Date:17/10/2005	Application:05/2577/HOT Proposed Roof Extension With Rear And Front Dormers And Single Storey Side Extension..
<u>Development Management</u> Status: WNA Date:19/04/2007	Application:07/0463/FUL Demolition Of Existing Garage And Erection Of 3 No.Flats In A 3 Storey Building.
<u>Development Management</u> Status: GTD Date:30/03/2012	Application:11/0549/FUL Erection of a detached 2 storey house incorporating accommodation in roof space.
<u>Development Management</u> Status: REF Date:17/01/2013	Application:11/0549/NMA Erection of a detached 2 storey house incorporating accommodation in roof space [Minor Amendment Application To 11/0549/NMA Dated 30/03/2012 To Allow The Proposed House To Be Moved 6m To The East, Retain Usability Of The Existing Crossover, Additional Dormer To Be Incorporated To The Front Mansard Roof And Internal Alterations].
<u>Development Management</u> Status: GTD Date:10/12/2013	Application:13/0228/FUL Erection of a two storey detached 5-bedroomed house incorporating accommodation in roof space and associated parking and landscaping.
<u>Development Management</u> Status: GTD Date:02/04/2014	Application:13/0228/DD01 Details pursuant to conditions BD12 (Materials), DV17A (Dustbin Enclosure), PK06A (Cycle Parking), U66339 (External illumination), U66343 (Construction Method Statement), U66344 (Hard and Soft Landscaping Required), U66345 (Solar Panels), U66346 (Tree Protection), U66348 (Boundary fencing-Building occupy), U66349 (Flood Defences/Foundation Design), U66352 (Bird and Bat Boxes) and U66353 (River Wall) of planning permission 13/0228/FUL dated 10/12/2013
<u>Development Management</u> Status: RNO Date:12/04/2021	Application:21/T0211/TCA T1 - Leyland Cypress fell to ground level as in an inappropriate location in way of store and close to boundary wall. G2 - 3 no. Leyland Cypress fell to ground level as close to river wall and causing shading of garden.
<u>Development Management</u> Status: PCO Date:	Application:21/1360/HOT Change from an existing pitched roof with rooms in the roof to a new

gambrel/mansard roof with rooms in the roof with same ridge height. Minor rear and side extensions on ground floor and a new matching front elevation bay window on ground and first floor to match existing bay on ground and first floor.

Development Management

Status: REF

Date: 07/07/2021

Application: 21/1361/HOT

Removal of existing dilapidated felt roofed outbuilding and construction of a replacement outbuilding timber clad with green sedum roof

Building Control

Deposit Date: 09.11.2001 Three storey rear extension

Reference: 01/2076/FP

Building Control

Deposit Date: 26.01.1999 Single storey side extension

Reference: 99/0124/FP

Building Control

Deposit Date: 15.10.2009 Cavity wall insulation

Reference: 09/0222/CWALL

Building Control

Deposit Date: 03.11.2009 Cavity wall insulation

Reference: 09/0232/CWALL

Building Control

Deposit Date: 02.06.2014 Construction of a two storey timber framed blockwork clad house on concrete slab with piled foundations (now known as 2C Cole Park Road, Twickenham TW1 1HW)

Reference: 14/1215/BN

Building Control

Deposit Date: 01.05.2017 Install replacement door in a dwelling

Reference: 17/FEN01020/FENSA

Building Control

Deposit Date: 02.10.2017 Install replacement windows in a dwelling Install replacement door in a dwelling

Reference: 17/FEN01859/FENSA

Building Control

Deposit Date: 26.08.2018 Circuit alteration or addition in a special location Partial rewire

Reference: 19/NIC01743/NICEIC

Building Control

Deposit Date: 08.09.2019 Install replacement windows in a dwelling

Reference: 19/FEN01761/FENSA

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):EC

Dated: 09.07.21

I agree the recommendation: WT

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

Dated:9/8/2021.....

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

U0052700 Composite Informative
U0052699 NPPF Approval 38-42

Application Reference: 21/1360/HOT

Address: 2A Cole Park Road, Twickenham, TW1 1HW

Proposal	The application is for a change from an existing pitched roof with rooms in the roof to a new gambrel/mansard roof with rooms in the roof with same ridge height. It also seeks permission for a minor rear and side extension on ground floor. Lastly it seeks consent for a new matching front elevation bay window on ground and first floor to match existing bay on ground and first floor.
Site description / key designations	The application site is in the Cole Park Road CA78 Conservation Area and Cole Park Character Area in the Twickenham Village Planning Guidance. It's located in Twickenham Village in the St Margaret's and North Twickenham Ward. The application site falls within an Archaeological Priority Area. It is subject to an Article 4 Direction (Basements). It is in Flood Zone 2 and 3a (High probability) & 3b (Functional floodplain) and in close proximity to the River Crane to the South of the site. The application site is in a Main Centre Buffer Zone in terms of the Sequential Test. The site is in a Takeaway Management Zone.
Planning history	<p>21/1360/HOT Change from an existing pitched roof with rooms in the roof to a new gambrel/mansard roof with rooms in the roof with same ridge height. Minor rear and side extensions on ground floor and a new matching front elevation bay window on ground and first floor to match existing bay on ground and first floor. Pending</p> <p>13/0228/DD01 Details pursuant to conditions BD12 (Materials), DV17A (Dustbin Enclosure), PK06A (Cycle Parking), U66339 (External illumination), U66343 (Construction Method Statement), U66344 (Hard and Soft Landscaping Required), U66345 (Solar Panels), U66346 (Tree Protection), U66348 (Boundary fencing-Building occupy), U66349 (Flood Defences/Foundation Design), U66352 (Bird and Bat Boxes) and U66353 (River Wall) of planning permission 13/0228/FUL dated 10/12/2013 Granted Permission 03/04/2014</p> <p>13/0228/FUL Erection of a two storey detached 5-bedroomed house incorporating accommodation in roof space and associated parking and landscaping. Granted Permission 10/12/2013</p> <p>11/0549/NMA Erection of a detached 2 storey house incorporating accommodation in roof space [Minor Amendment Application To 11/0549/NMA Dated 30/03/2012 To Allow The Proposed House To Be Moved 6m To The East, Retain Usability Of The Existing Crossover, Additional Dormer To Be Incorporated To The Front Mansard Roof And Internal Alterations]. Refused Permission 17/01/2013</p>

Reason for refusal

The proposed alterations are of a type and scale that are considered to represent a material amendment to the siting, design and appearance of the development approved under planning permission ref: 11/0549/FUL and as such a fresh planning permission would need to be obtained.

11/0549/FUL Erection of a detached 2 storey house incorporating accommodation in roof space. Granted Permission 30/03/2012

07/0463/FUL Demolition Of Existing Garage And Erection Of 3 No.Flats In A 3 Storey Building. Decided as No Further Action be Taken 19/04/2007

05/2577/HOT Proposed Roof Extension With Rear And Front Dormers And Single Storey Side Extension. Granted Permission 17/10/2005

04/3964/HOT Proposed Roof Conversion at Rear and Front Dormer. Refused Permission 07/02/2005

Reason for refusal

The proposed roof extension by reason of its design, mass and prominent position would result in an intrusive form of development, detrimental to the character of the house in particular, the appearance of the locality of which it forms a part and the visual amenities of the occupiers of nearby properties. It would thereby be contrary to policies ENV 19 and 24 of the adopted Unitary Development Plan 1996 and BLT 11 and 16 of the emerging Unitary Development Plan - First Review

01/1569 Three Storey Side Extension. Granted Permission 26/07/2001

01/0732 Proposed 3 Storey Side Extension and New Dormers. Refused Permission 15/05/2001

Reason for refusal

The proposed side extension and dormers by reason of their size, siting and design would appear unduly dominant and visually intrusive. Moreover the introduction of large dormers to the front elevation of the building would disrupt the simple line of the existing roofscape, to the detriment of the visual amenities of the streetscape. As such the proposal would be contrary to policy ENV 19 of the Adopted Richmond upon Thames Unitary Development Plan and BLT 11 of the emerging UDP First Review.

88/2434 Erection of two storey and single storey side extensions and construction of double garage. (Amended Plan received on 14th December 1988). Refused Permission 06/02/1989

Reason for refusal

The proposed two storey extension, by reason of its size and siting would be an overbearing and unneighbourly development in relation to the adjoining residential property and thereby detrimental to the amenities of the occupiers thereof. As such it would be contrary to policy ENV20 of the Richmond Upon Thames Local Plan.

88/1975 Erection of two storey and single storey side extensions and construction of double garage. Refused Permission 30/09/1988

Reason for refusal

The proposed two storey extension by reason of its size, siting and

	<p><i>rearward projection would be an overbearing development in relation to the adjoining property and thereby detrimental to the amenities of the occupiers thereof and contrary to policy ENV20 of the Richmond Upon Thames Local Plan.</i></p> <p>85/1632 Erection of a porch and a car port to side elevations of dwelling house including erection of new gates to existing vehicular access. Granted Permission 16/01/1986</p> <p>74/0126 Erection of three-storey dwelling with integral parking space. Refused Permission 10/05/1974</p> <p><u>Reasons for refusal</u></p> <p><i>(a) The proposal constitutes an overdevelopment of a restricted site in which the area covered with buildings and hard surfaces is excessive.</i></p> <p><i>The proposed development, by reason of its height and proximity to the boundaries of the site, would (i) be unneighbourly and be likely to give rise to the loss of visual amenity to the occupants of adjoining residential properties; (ii) result in an obtrusive feature detrimental to the visual amenities of this part of Cole Park Road.</i></p>
Policies	<p>The proposal has been considered having regard to the relevant national, regional and local planning policy and guidance, in particular:</p> <p>Local Plan (2018):</p> <ul style="list-style-type: none"> • LP1 Local Character and Design Quality • LP3 Designated Heritage Assets • LP8 Amenity and Living Conditions • LP16 Trees, Woodlands and Landscape • LP17 Green Roofs and Walls • LP21 Flood Risk and Sustainable Drainage <p>London Plan (2021)</p> <ul style="list-style-type: none"> • Policy D12A Fire Safety <p>Supplementary Planning Documents / Guidance:</p> <ul style="list-style-type: none"> • Twickenham Village SPD • House Extensions and External Alterations • Conservation Areas • Cole Park Road Conservation Area Statement 78
Material representations	<p>Two letters of support have been received. One of which sets out that the development would make a positive contribution to the street scene. The Council's Conservation Officer has been consulted. They have raised no objection to the scheme subject to the materials matching the existing house.</p> <p>The Council's Tree Officer has also been consulted. There is no objection on tree grounds.</p> <p>The Environment Agency have been consulted – they have raised no objection to the scheme.</p>
Amendments	<p>The depth of the rear extension was reduced as not to encroach on the boundary of the River Crane. The plans have also been updated to confirm that high quality materials would be used. UPVC will not be used on the windows. These will be painted metal. Slate tiles to match the existing roof will be used.</p> <p>An updated Fire Safety Strategy has been supplied to support the development.</p>

<p>Professional comments</p>	<p>The proposal has been assessed in relation to the following issues:</p> <ul style="list-style-type: none"> • Heritage, Character and Design • Neighbour Amenity • Trees • Flood Risk • Fire Safety <p>Heritage, Character and Design Section 72 of The Planning (Listed Buildings and Conservation Areas) Act 1990, requires special attention to be paid to the desirability of preserving or enhancing the character or appearance of the conservation area. There is a statutory presumption and a strong one, against granting planning permission for any development which would fail to preserve the character and appearance of a conservation area.</p> <p>The site is a two storey detached dwelling on the southern side of Cole Park Road. The site is within the Cole Park Conservation Area. Cole Park Road was developed in the Edwardian period with large detached homes.</p> <p>The Conservation Area Statement also notes that “the scale and detailing of the dwellings is of high quality and utilises a number of prevalent styles of the time with the influence of Victorian, Edwardian and Arts and Crafts in a Jacobean style.” The Cole Park Road is described in the Twickenham Village SPD, as a valuable Character Area. It sets out that “Cole Park Road has a distinctly spacious feel with large houses laid out along a wide avenue framed by large mature trees.”</p> <p>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.”</p> <p>LP1 also sets out that development should respect the “space between buildings, relationship of heights to widths and relationship to the public realm, heritage assets and natural features.”</p> <p>Policy LP 3 Designated Heritage Asset set out that the Council will “require development to conserve and, where possible, take opportunities to make a positive contribution to, the historic environment of the borough. Development proposals likely to adversely affect the significance of heritage assets will be assessed against the requirement to seek to avoid harm and the justification for the proposal.”</p> <p>LP 3 also states that development should “resist any changes that could harm heritage assets, unless it can be demonstrated that “ in the case of substantial harm or loss to the significance of the heritage asset, it is necessary to achieve substantial public benefits that outweigh that harm or loss; or in the case of less than substantial harm to the significance of the heritage asset, that the public benefits, including securing the optimum viable use, outweigh that harm.”</p> <p>The NPPF Paragraph 199 sets out that “in determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting.”</p> <p>Additionally it also outlines in paragraph 202 that “where a development</p>
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proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.”

The application seeks to redevelop the existing roof. The proposal would not exceed the height of the existing roof. The tiles would match the existing roof tiles. The roof would contain 4 conservation roof lights. The rear of the roof would include a small dormer.

The Household Extensions and Alterations SPD sets out that dormer extensions should be in scale with the original roof.

The proposed dormer is well set in from the eaves and the top gable of the roof. The design of the roof would complement the existing house and the wider Cole Park Conservation Area. Its proportions would remain the same and it's materials would be appropriate. It is not considered that this aspect of the proposal would cause harm to the host house or the Cole Park Conservation Area.

A new front bay window and some alternations to the fenestration of the host dwelling are proposed. The proposed new windows would be painted metal to reflect the existing house. As such, the proposed new fenestrations would adequately complement the host dwelling and its wider setting in the Cole Park Conservation Area.

A small single storey side extension on the western side of the property circa 2m (w) x 2.3m (d) with a flat roof. The House Extensions and Alterations SPD states that side and rear extensions should not dominate the existing house. The proposal is small in scale and does assimilate well with the existing structure.

Permission for a single storey rear extension of approximately 2m (d) and 4.4m (w) is also sought. This would have a pitched roof. The size and design of the rear extension is deemed appropriate owing to its modest scale.

The proposed side and rear extensions do not exceed the guidelines in the Council's House Extensions and Alterations SPD. It is noted the depth of the rear extension was reduced following negotiations as not to encroach on the boundary of the River Crane. It is considered that these are sensitive to the character and appearance of the existing house.

A Conservation Report, 16 April 2021 and Heritage Report, 16 April 2021 have been supplied. This information supports the case that no harm would be incurred on the host dwelling or the Cole Park Conservation Area. The Council's Conservation Team raised no objection to the proposals subject to the new fenestrations being painted metal or timber and that the new roof tiles would match the existing roof. The plans were annotated to set this out. Furthermore, a condition will be applied that the materials will match the existing house.

It is noted a letter of support set out the proposal would positively contribute to the street scene.

Overall the development is adequately in keeping with statutory planning policy, in particular LP1, LP3, NPPF paragraphs 199 - 202 and the Council's supporting guidelines.

Neighbour Amenity

Policy LP8 requires all development to “protect the amenity and living conditions for the occupants of new, existing, adjoining and neighbouring properties”. The policy also seeks to “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.”

The House Extensions and External Alterations SPD advises that extensions should not create “an unacceptable sense of enclosure or appear overbearing when seen from neighbouring gardens should not be permitted”.

No. 2C is sited to the west of the host property. The side extension on the western boundary of the host property would not have side windows. Owing to its scale neighbour amenity impacts are not envisaged. A new upper floor window is proposed on the west elevation which would serve a habitable room.

No 4 Cole Park Road is sited to the east. The proposed side extension does not contain flank windows so overlooking impacts are not anticipated. It is modest in depth and not excessive in terms of its height. It is not sited in close proximity to No. 4’s boundary. Neighbour amenity impacts are not anticipated. There is a good degree of separation (circa 7m) between the host dwelling and No. 2c. Given the plot layout privacy impacts are not anticipated. It is also noted No. 2C provided a representation on this development and offered their support for this proposal.

Trees

The Council resists the loss of trees under Policy 16 Trees, Woodlands and Landscape. An Arboricultural Report, Tree Protection Plan Connick Tree care, dated 6th April 2021 and a Tree Protection Plan dated 08/04/2021 have been supplied. It is noted that tree removals have been applied for under 21/T0211/TCA including T6, T2, T3 and T4. The proposed works are within the root protection area of the most significant tree on site (the highway London plane tree). However, the incursion has partly already occurred (the existing outbuildings) and the increase in size is insignificant. The Council’s tree officer has commented on the application and there is no objection to the proposal subject to the tree protection being in place as per Connick Tree Protection Plan dated 08/04/2021.

Flood Risk

Policy LP 21 Flood Risk and Sustainable Drainage sets out 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.” The application site is located in Flood Zone 2, 3a and 3b. A Flood Risk Assessment and Flood Risk Questionnaire both dated 29 April 2021 have been submitted. This sets out the flood risk resistance, mitigation and resilience measures that will be applied.

	<p>Due to the proximity to the River Crane, the Environment Agency have been consulted. Initially the Environment Agency objected to the development owing to the depth of the rear extension which encroached too far towards the Main River, the River Crane. The applicant submitted revised plans to demonstrate the proposed rear extension has been set as far back from the River Crane as possible. The Environment Agency subsequently removed their objection on the 06 August on the basis of these revisions and recommended that an informative be applied to the approved development. Based on the supplied material, it is not considered that the proposal will have negative impacts on flood risk and will adequately accord with LP21 of the Local Plan.</p> <p>Fire Safety</p> <p>London Plan Policy D12 requires the submission of a Fire Safety Statement on all planning applications. This application has been accompanied by a Fire Strategy Statement which details how the planning application will adhere to fire safety requirements.</p>
Recommendation	Approve, subject to conditions and informatives