

Application reference: 21/1960/HOT ST MARGARETS, NORTH TWICKENHAM WARD

Date application received	Date made valid	Target report date	8 Week date
31.05.2021	04.06.2021	30.07.2021	30.07.2021

Site:

249 St Margarets Road, Twickenham, TW1 1ND,

Proposal:

3no. rear dormer roof extensions to rear roof and rear outrigger; removal of 1no. chimney on rear outrigger;
1no. skylight on rear roof.

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

APPLICANT NAME

Mr & Mrs Naisby
249, St Margarets Road
Twickenham
TW1 1ND

AGENT NAME

Mr Jules Pointon
72 Cole Park Rd
Twickenham
TW1 1HU

DC Site Notice: printed on 04.06.2021 and posted on 11.06.2021 and due to expire on 02.07.2021

Consultations:**Internal/External:****Consultee****Expiry Date****Neighbours:**

238 St Margarets Road, Twickenham, TW1 1NL, - 04.06.2021
Ground Floor Flat, 1 Gordon Avenue, Twickenham, TW1 1NH - 04.06.2021
First Floor Flat, 1 Gordon Avenue, Twickenham, TW1 1NH - 04.06.2021
247 St Margarets Road, Twickenham, TW1 1ND, - 04.06.2021
251 St Margarets Road, Twickenham, TW1 1ND, - 04.06.2021

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

Status: RNO

Date: 03/06/2014

Application: 14/T0442/TCA

Tree's T1) Silver birch in rear garden T2) Laurel tree in front garden Work to be done T1) Silver Birch - Initially we were looking to reduce the size of the tree (currently a large tree 10-15m high in a 12m garden) due to excessive shading, however having contacted two local tree surgeons Mr Andrew Lafci of Ashdown Tree Surgeons and Mr Phillip Knight of Avenue Tree Surgeons, they have both inspected the tree and advised that there is significant rotting at the base of the tree and rot within the trunk and that we should consider felling the tree as there is a risk that it will fall in the future. T2) The laurel tree - needs trimming / reshaping. Note this work may not need doing this year but while applying for the silver birch, we wanted to get permission to maintain the laurel either this year or next year. No work has been done on the trees in the past 4 years since we bought the property.

Development Management

Status: PDE

Date:

Application: 21/1960/HOT

3no. rear dormer roof extensions to rear roof and rear outrigger; removal of

1no. chimney on rear outrigger; 1no. skylight on rear roof.

Building Control

Deposit Date: 11.08.2010 Removal of wall between kitchen and dining room
Reference: 10/1549/BN

Building Control

Deposit Date: 14.10.2018 Installed Contura: i4M
Reference: 19/HET00053/HETAS

Building Control

Deposit Date: 14.10.2018 Installed Contura: i4M
Reference: 19/HET00054/HETAS

Enforcement

Opened Date: 22.02.2013 Enforcement Enquiry
Reference: 13/0082/EN/UBW

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): JSI

Dated: 06/09/2021

I agree the recommendation: CTA

Team Leader/Head of Development Management/Principal Planner

Dated:06/09/2021.....

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

U0054206	NPPF Approval paras 38-42
U0054207	Composite informative
U0054208	Fire safety - building regs

Application reference: 21/4960/HOT
Site address: 249 St Margarets Road, Twickenham, TW1 1ND

Proposal:

The application seeks planning permission for: *'3no. rear dormer roof extensions to rear roof and rear outrigger; removal of 1no. chimney on rear outrigger; 1no. skylight on rear roof.'*

Site description:

The application relates to a two-storey semi-detached dwelling located on the eastern side of St Margarets Road, St Margarets and North Twickenham ward. The site is located in the CA19 St Margarets Conservation Area. It is not a Listed Building or a Building of Townscape Merit. It sits in Area 1 (St Margarets Estate) of the St Margarets Village Planning Guidance.

There is an Article 4 Direction restricting basement development. The site is in Flood Zone 1 though is identified as susceptible to groundwater flooding (> = 75%).

Relevant planning history:

None.

Amendments:

- Description of development amended to make clear the proposed loft conversion comprises 3no. dormer extensions, removal of chimney and 1no. skylight. – 06/09/2021 – *This was not considered to materially change the scheme or the assessment of the proposal, the scope of which is clear from the submitted drawings, and so neighbours were not re-consulted.*

Other matters:

None.

Public and other representations:

None received.

Main Development Plan policies:

London Plan (2021)

Local Plan (2018):

- Policy LP1 Local Character and Design Quality
- Policy LP3 Designated Heritage Assets
- Policy LP8 Amenity and Living Conditions

Supplementary Planning Documents (SPDs) / Guidance (SPGs):

- House Extensions and External Alterations SPD (May 2015)
- St Margarets Village Planning Guidance SPD (June 2016)

Professional comments:

The main planning issues to be considered are:

- Character, design and heritage;
- Neighbouring amenities;
- Fire safety.

Character and Appearance

The statutory duty in Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires that special attention is paid to the desirability of preserving or enhancing the character or appearance of a conservation area.

According to the NPPF, Paras. 194 - 208, great weight should be given to the conservation of designated assets when considering the impact of a proposed development on the significance of a designated heritage asset. The more important the asset, the greater the weight should be. This is irrespective of whether any potential harm amounts to substantial, total loss or less than substantial harm to its significance. Designated heritage asset should be taken into account in determining the application. In weighing applications that directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.

Local Plan Policy LP1 relates to local character and design quality. This states that new development must be of a high architectural and urban design quality based on sustainable design principles. Development must be inclusive, respect local character including the nature of a particular road, and connect with, and contribute positively to, its surroundings based on a thorough understanding of the site and its context.

Local Plan Policy LP3 relates to designated heritage assets. This states that the Council will require a development to conserve and, where possible, take opportunities to make a positive contribution to, the historic environment of the borough. The significance (including the settings) of the borough's designated heritage assets, including conservation areas, will be conserved and enhanced by giving great weight to the conservation of the heritage asset when considering the impact of a proposed development on the significance of the asset.

Further guidance is provided in the Council's House Extensions and External Alterations and the Hampton Village Planning Guidance. The CA19 High Street Hampton Hill Conservation Statement is also relevant.

The application proposes a modest hipped roof dormer on the main roof and a further two similarly-design dormers on the main outrigger. The dormers would be modest in scale, have a sympathetic hipped roof and are well set in from either side of the roof on which they sit, set well back from the eaves and set down from the main roof ridge. Taking into account too the proposed new skylight, a significant proportion of both main roofs would be retained and the extensions would not be highly noticeable from views from the rear owing to their acceptable size, design and siting. It is also noted that a number of properties on this stretch of St Margarets Road have undergone similar roof alterations and extensions and so the proposals would not appear incongruous. The chimney to be removed is not on the main roof or visible from the street and is not considered to be integral to the character of the property. Overall the proposed extensions and rooflight are considered to appear proportionate and subordinate to the main dwelling, whose main roof would retain its original form and character, thus causing no harm to the character and appearance of the property or to that of the conservation area. A condition is recommended ensuring that proposed materials match existing.

Neighbour Amenity

Local Plan Policy LP8 relates to neighbour amenities and living conditions. Further guidance is provided in the Council's House Extensions and External Alterations SPD.

Collective overlooking of rear gardens and neighbouring properties occurs already by virtue of the existing of upper floor windows and roof dormers in the vicinity already. The proposed roof dormers, by virtue of their appropriate size and siting, are not considered to impact on neighbouring amenities above and beyond what already occurs subject to the use of obscure-glazing in side facing bathroom windows – condition attached .

Fire Safety

Policy D12 Fire Safety of the recently adopted London Plan requires all development to demonstrate the highest standards of fire safety. Part A relates to minor applications and further

guidance is provided in the GLA's Draft Fire Safety SPG. The application is accompanied by a Fire Safety Statement prepared by Cole Park Associates dated 04/06/2021. The contents are considered to be proportionate and acceptable for an application of this scale and nature and adequate for the purposes of meeting London Plan Policy D12. The applicant is advised that alterations to existing buildings should comply with the Building Regulations and that this permission is not a consent under the Building Regulations, for which a separate application should be made.

Recommendation: APPROVE subject to conditions and informatives