

Application reference: 21/3020/PDE TWICKENHAM RIVERSIDE WARD

Date application received	Date made valid	Target report date	8 Week date
24.08.2021	24.08.2021	05.10.2021	05.10.2021

Site:

58 Park House Gardens, Twickenham, TW1 2DE,

Proposal:

Single storey rear extension, 4.5m in depth, 3.35m in height and 3m in height to eaves.

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

APPLICANT NAME

Mr Cunningham
58 Park House Gardens
Twickenham
TW1 2DE

AGENT NAME

Mr Nicholas Grimmett, Armstrong
Simmonds Architects
Unit 23, Battersea Business
Centre
99-109 Lavender Hill
London
SW11 5QL

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

Consultations:

Internal/External:

Consultee

Expiry Date

Neighbours:

33 Riverdale Gardens, Twickenham, TW1 2BX, - 25.08.2021
31 Riverdale Gardens, Twickenham, TW1 2BX, - 25.08.2021
29 Riverdale Gardens, Twickenham, TW1 2BX, - 25.08.2021
27 Riverdale Gardens, Twickenham, TW1 2BX, - 25.08.2021
60 Park House Gardens, Twickenham, TW1 2DE, - 25.08.2021
56 Park House Gardens, Twickenham, TW1 2DE, - 25.08.2021

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

Status: GTD

Date: 10/06/2021

Application: 21/1955/PS192

Hip to gable and rear dormer roof extension. Rooflights to front roof slope. Alterations to side elevation fenestration. Demolition of front boundary walls and driveway paved in permeable paving.

Development Management

Status: REGPD

Date: 25/06/2021

Application: 21/1969/PDE

Single-storey rear extension (4.5m depth, 2.83m eaves height, 3.1m maximum height).

Development Management

Status: REGPD

Date: 20/08/2021

Application: 21/2709/PDE

Single storey rear extension 4.5m in depth, 3.35m in height and 3m in height to eaves.

Development Management

Status: PDE

Application: 21/2714/HOT

Date: Single storey rear extension and alterations, including a first floor rear Juliet balcony

Development Management

Status: PDE Application:21/3020/PDE

Date: Single storey rear extension, 4.5m in depth, 3.35m in height and 3m in height to eaves.

Building Control

Deposit Date: 22.08.2019 Install a gas-fired boiler

Reference: 19/FEN03041/GASAFE

Application Number	21/3020/PDE
Address	58 Park House Gardens Twickenham TW1 2DE
Proposal	Single storey rear extension, 4.5m in depth, 3.35m in height and 3m in height to eaves.
Contact Officer	Sukhdeep Jhooti
Target Determination Date	05.10.2021

1. INTRODUCTION

This application is of a nature where the Council's Constitution delegates the authority to make the decision to Officers rather than it being determined by the Planning Committee.

By indicating that the development proposal complies with the relevant provisions of the Town and Country Planning (General Permitted Development) Order 2015 (as amended) the planning officer is taking into account the information submitted with the application and any previous relevant applications.

No information has been discovered revealing removal of permitted development rights, it is therefore understood that the property's permitted development rights are intact and there are no restrictive conditions or outstanding Enforcement notices covering the property

2. DESCRIPTION OF THE SITE

The application site comprises a two-storey, semi-detached dwellinghouse situated within Twickenham. It is not within a Conservation Area nor is it a Listed Building. Permitted development rights have not been restricted for single storey rear extensions by way of a condition or article 4 direction.

3. DESCRIPTION OF THE PROPOSAL AND ANY RELEVANT PLANNING HISTORY

Single storey rear extension, 4.5m in depth, 3.35m in height and 3m in height to eaves.

The relevant planning history for this set is set out below;

- 21/2714/HOT – Single storey rear extension and alterations, including a first floor rear Juliet balcony. Pending Consideration.
- 21/2709/PDE – Single storey rear extension 4.5m in depth, 3.35m in height and 3m in height to eaves. Refused
- 21/1969/PDE – Single-storey rear extension (4.5m depth, 2.83m eaves height and 3.1m maximum height) Refused.
- 21/1955/PS192 – Hip to gable and rear dormer roof extension. Rooflights to front roofslope. Alterations to side elevation fenestration. Demolition of front boundary walls and driveway paved in permeable paving. Granted Permission.

4. ASSESSMENT AGAINST THE GPDO CRITERIA

This application is for determination as to whether prior approval of a larger home extension is required. The determination is made in relation to the provisions of Class A of the Town and Country Planning (General Permitted Development) Order.

A.1 Development is not permitted by Class A if:

		Complies	
A	Permission to use the dwellinghouse as a dwellinghouse has been granted only by virtue of Class M, N, P, PA or Q of Part 3 of this Schedule (changes of use);	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
B	As a result of the works, the total area of ground covered by buildings within the curtilage of the dwellinghouse (other than the original dwellinghouse) would exceed 50% of the total area of the curtilage (excluding the ground area of the original dwellinghouse);	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
C	The height of the part of the dwellinghouse enlarged, improved or altered would exceed the height of the highest part of the roof of the existing dwellinghouse	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>

D	The height of the eaves of the part of the dwellinghouse enlarged, improved or altered would exceed the height of the eaves of the existing dwellinghouse	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
E	The enlarged part of the dwellinghouse would extend beyond a wall which- Forms the principal elevation of the original dwellinghouse; or Fronts a highway and forms a side elevation of the original dwellinghouse;	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
F	Subject to paragraph (g), The enlarged part of the dwellinghouse would have a single storey and- Extend beyond the rear wall of the original dwellinghouse by more than 4 metres in the case of a detached dwellinghouse, or 3 metres in the case of any other dwellinghouse, Exceed 4 metres in height	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
G	For a dwellinghouse not on article 2(3) land nor on a site of special scientific interest, the enlarged part of the dwellinghouse would have a single storey and - Extend beyond the rear wall of the original dwellinghouse by more than 8 metres in the case of a detached dwellinghouse, or 6 metres in the case of any other dwellinghouse, or Exceed 4 metres in height	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
H	The enlarged part of the dwellinghouse would have more than a single storey and- (i) Extend beyond the rear wall of the original dwellinghouse by more than 3 meters, or (ii) Be within 7 meters of any boundary of the curtilage of the dwellinghouse being enlarged which is opposite the rear wall of that dwellinghouse	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
I	The enlarged part of the dwellinghouse would be within 2 meters of the boundary of the curtilage of the dwellinghouse, and the height of the eaves of the enlarged part would exceed 3 meters	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
J	The enlarged part of the dwellinghouse would extend beyond a wall forming a side elevation of the original dwellinghouse, and would- Exceed 4 meters in height, Have more than a single storey, or Have a width greater than half the width of the original dwellinghouse;	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
JA	Any total enlargement (being the enlarged part together with any existing enlargement of the original dwellinghouse to which it will be joined) exceeds or would exceed the limits set out in sub-paragraphs (e) to (j);	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
K	It would consist of or include--- (i) The construction or provision of a verandah, balcony or raised platform, (ii) The installation, alteration or replacement of a microwave antenna, (iii) The installation, alteration or replacement of a chimney, flue or soil and vent pipe, or (iv) An alteration to any part of the roof of the dwellinghouse.	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
L	The dwellinghouse is built under Part 20 of this Schedule (construction of new dwellinghouses).	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>

A.2 In the case of a dwellinghouse on article 2(3) land, development is not permitted by Class A if-

		Complies		
A	It would consist of or include the cladding of any part of the exterior of the dwellinghouse with stone, artificial stone, pebble dash, render, timber, plastic or tiles	Yes <input type="checkbox"/>	No <input type="checkbox"/>	N/A <input checked="" type="checkbox"/>
B	The enlarged part of the dwellinghouse would extend beyond a wall forming a side elevation of the original dwellinghouse; or	Yes <input type="checkbox"/>	No <input type="checkbox"/>	N/A <input checked="" type="checkbox"/>
C	The enlarged part of the dwellinghouse would have more than a single storey and extend beyond the rear wall of the original dwellinghouse	Yes <input type="checkbox"/>	No <input type="checkbox"/>	N/A <input checked="" type="checkbox"/>
D	any total enlargement (being the enlarged part together with any existing enlargement of the original dwellinghouse to which it will be joined) exceeds or would exceed the limits set out in sub-paragraphs (b) and (c)	Yes <input type="checkbox"/>	No <input type="checkbox"/>	N/A <input checked="" type="checkbox"/>

A.3 Development is permitted by Class A subject to the following conditions-

		Complies		
A	The materials used in any exterior work (other than materials used in the construction of a conservatory) must be of a similar appearance to those used in the construction of the exterior of the existing dwellinghouse	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	N/A <input type="checkbox"/>
B	Any upper-floor window located in a wall or roof slope forming a side elevation of the dwellinghouse must be obscure-glazed, and 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	Yes <input type="checkbox"/>	No <input type="checkbox"/>	N/A <input checked="" type="checkbox"/>
C	Where the enlarged part of the dwellinghouse has more than a single storey, or forms an upper storey on an existing enlargements of the original dwellinghouse, the roof pitch of the enlarged part must, so far as practicable, be the same as the roof pitch of the original dwellinghouse	Yes <input type="checkbox"/>	No <input type="checkbox"/>	N/A <input checked="" type="checkbox"/>

5. CONSULTATIONS CARRIED OUT

Adjoining neighbours have been consulted on the application, and no have been received.

6. RECOMMENDATION

The prior approval of the Council is not required

The prior approval of the Council is not required for the development

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): SJH Dated: 20.09.2021

I agree the recommendation:

Principal Planner

Dated: ...WWC.....20/9/21.....

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.

Official

Head of Development Management:

Dated: