

## Application reference: 21/3146/PDE WEST TWICKENHAM WARD

Date application received	Date made valid	Target report date	8 Week date
06.09.2021	06.09.2021	18.10.2021	18.10.2021

**Site:**

16 Lisbon Avenue, Twickenham, TW2 5HP,

**Proposal:**

Single storey rear extension, 6.0m in depth, 3.785m in height, and 2.860m 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 K Cheung  
16 Lisbon Avenue  
Twickenham  
TW2 5HP

**AGENT NAME**

Mr Gary White, Courtless  
Consulting Ltd  
1 Courtless  
Cobham  
KT11 2PW

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

**Consultations:**

**Internal/External:**

**Consultee**

**Expiry Date**

**Neighbours:**

18 Lisbon Avenue, Twickenham, TW2 5HP, - 07.09.2021

14 Lisbon Avenue, Twickenham, TW2 5HP, - 07.09.2021

25 Lisbon Avenue, Twickenham, TW2 5HR -

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

Status: PDE

Application: 21/3146/PDE

Date:

Single storey rear extension, 6.0m in depth, 3.785m in height, and 2.860m in height to eaves.

<b>Application Number</b>	<b>21/3146/PDE</b>
<b>Address</b>	16 Lisbon Avenue, Twickenham TW2 5HP
<b>Proposal</b>	Single storey rear extension, 6.0m in depth, 3.785m in height, and 2.860m in height to eaves.
<b>Contact Officer</b>	Alice Murphy
<b>Target Determination Date</b>	18/10/2021

## 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 subject site provides for a two-story mid-terrace dwellinghouse on the northern side of Lisbon Avenue.

The application site is situated within Character Area 3 of the Twickenham Village and is designated as:

- Article 4 Direction – restricting basement development.

## 3. DESCRIPTION OF THE PROPOSAL AND ANY RELEVANT PLANNING HISTORY

Householders are able to build larger single-storey rear extensions under permitted development, subject to limitations, condition and land designations through a prior notification process.

The applicant seeks prior approval for a proposed larger home extension. Specifically, a single-storey rear extension projecting 6m beyond the recessed rear wall of the original dwellinghouse. The maximum height is 2.86m, and an overall maximum height of 3.785m is proposed.

There is no relevant planning history for the subject site.

## 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	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>

	dwellinghouse;		
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 type="checkbox"/>	No <input checked="" type="checkbox"/> Subject to (g) below
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 <b>would</b> 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 type="checkbox"/>	No <input checked="" type="checkbox"/>  The proposed extension would extend beyond a wall forming a side elevation of the original dwellinghouse (two storey bay window) and would have a width greater than half the width of the original dwellinghouse.
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 type="checkbox"/>	No <input checked="" type="checkbox"/> See above
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	Yes <input type="checkbox"/>	No <input type="checkbox"/>	N/A

	forming a side elevation of the original dwellinghouse; or			<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 type="checkbox"/>	No <input checked="" 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"/>

The proposed extension would extend beyond a wall forming a side elevation of the original dwellinghouse and would have a width greater than half the width of the original dwellinghouse. As a result, the proposal would fail to comply with Class A.1 parts j(iii) and j(a).

Materials proposed have not been specified with the application, nor have the colour of the proposed windows. The Technical Guidance also specifies the following in regard to windows '*what is important is that they give a similar visual appearance to those in the existing house, for example in terms of their overall shape, and the colour and size of the frames.*' Therefore, the scheme is not considered to be compliant with A.3(a) in regards to materials.

## 5. CONSULTATIONS CARRIED OUT

Adjoining neighbours have been consulted on the application, and one objection have been received. As the application has received representations from third parties, the proposal therefore needs to be assessed for impact on neighbour amenity. The objections outlined the following concerns:

- Design too large/ not in keeping with surrounding character
- Reduction of greenspace and habitat for wildlife
- Drainage for rainwater.

The subject site is not located within an area recognised as an area susceptible to flooding by the Environment Agency and no further information would be requested in this regard.

The two neighbouring properties requiring assessment include no.14 and no.18. Council's SPD specifies that a rear extension projection of 3m is acceptable for a terraced property and where a greater projection is proposed, the eaves should be reduced to 2.2m to avoid any impact on neighbouring amenity however the final test of acceptability is site specific.

When considering the rear elevation of both adjoining properties, both do not benefit from a rear extension, with the original rear building line. The proposed will therefore result in a 6m deep and 2.86m eave along both boundary, which is considered unacceptable in regard to visual amenity. The proposal will result in an unacceptable sense of enclosure and will appear visually overbearing for the current and future occupants of both adjoining properties.

## 6. RECOMMENDATION

The proposal does not comply within Schedule 2, Part 1, Class A of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).

The proposed extension would extend beyond a wall forming a side elevation of the original dwellinghouse and would have a width greater than half the width of the original dwellinghouse. As a result, the proposal would fail to comply with Class A.1 parts j(iii) and j(a). The proposal would fail to comply with criteria A.3(a) of

Class A Part 1 Schedule 2 laid down in the Town and Country Planning (General Permitted Development) (England) Order 2015, and any subsequent legislative amendments. Additionally, an objection was received from a neighbouring occupier objecting to the proposed development and as required by Part A.4 of the 'The Town and Country Planning (General Permitted Development) (Amendment) (England) Order 2013', the Local Planning Authority is required to assess the impact of the proposed development on the amenity of any adjoining premises. On assessment, the proposed extension by reason of its combined depth, height, and siting would result in an unduly overbearing and visually obtrusive form of development to the detriment of the residential amenities of the adjacent occupants. The proposal is thereby contrary to the NPPF, Local Plan, in particular, Policy LP 8, and the 'House Extensions and External Alterations' SPD.

**Refuse**

**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): .....AMU.....

Dated: .....29/09/2021.....

**I agree the recommendation: WT**

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

Dated: .....29/9/2021.....

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: .....

<b>REASONS:</b>
<b>CONDITIONS:</b>
<b>INFORMATIVES:</b>

<b>UDP POLICIES:</b>
<b>OTHER POLICIES:</b>

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**

---

U0054884	Decision Drawings
----------	-------------------