

## Application reference: 21/3131/PDE HEATHFIELD WARD

| Date application received | Date made valid | Target report date | 8 Week date |
|---------------------------|-----------------|--------------------|-------------|
| 27.08.2021                | 27.08.2021      | 08.10.2021         | 08.10.2021  |

**Site:**

203 Waverley Avenue, Twickenham, TW2 6DJ,

**Proposal:**

Single storey rear extension (6.00m depth, 3.00m eaves height, 3.50m overall height).

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

**APPLICANT NAME**

Dr And Mrs Shukla  
203 Waverley Avenue  
Twickenham  
TW2 6DJ

**AGENT NAME**

Mr PRASHANT PATEL  
5 LAKELAND DRIVE  
AYLESBURY  
HP18 0ZU

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

**Consultations:**

**Internal/External:**

**Consultee**

**Expiry Date**

**Neighbours:**

248 Lyndhurst Avenue, Twickenham, TW2 6BP, - 06.09.2021  
246 Lyndhurst Avenue, Twickenham, TW2 6BP, - 06.09.2021  
250 Lyndhurst Avenue, Twickenham, TW2 6BP, - 06.09.2021  
205 Waverley Avenue, Twickenham, TW2 6DJ, - 06.09.2021  
201 Waverley Avenue, Twickenham, TW2 6DJ, - 06.09.2021

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

Development Management

Status: WDN

Date: 24/04/2003

Application: 03/0539

Erection Of Single Storey Side And Rear Extension

Development Management

Status: WDN

Date: 29/08/2006

Application: 03/2243

Demolition Of Existing Hip To Gable Roof Extension, Rear Dormer Roof Extension And Removal Of Garage Roof And Erection Of Hip To Gable Roof Extension And Rear Dormer Roof Extension

Development Management

Status: GTD

Date: 23/01/1950

Application: 47/1328

The erection of a garage.

|   |  |
|---|--|
| <u>Development Management</u><br>Status: WDN<br>Date:29/08/2006                     | Application:05/3590/HOT<br>Proposed Single Storey Rear And Side Extensions.                                      |
| <u>Development Management</u><br>Status: GTD<br>Date:21/11/2006                     | Application:06/2841/HOT<br>Proposed Single Storey Rear And Side Extensions.                                      |
| <u>Development Management</u><br>Status: GTD<br>Date:21/11/2006                     | Application:06/2842/ES191<br>Existing Side Roof Extension And Rear Dormer.                                       |
| <u>Development Management</u><br>Status: REF<br>Date:10/09/2020                     | Application:20/1701/HOT<br>Front porch, conversion of garage into habitable room and outbuilding.                |
| <u>Development Management</u><br>Status: INV<br>Date:                               | Application:21/3096/HOT<br>PROPOSED SIDE EXTENSION, CONVERSION OF GARAGE INTO HABITABLE ROOM AND FRONT PORCH.    |
| <u>Development Management</u><br>Status: PCO<br>Date:                               | Application:21/3131/PDE<br>Single storey rear extension (6.00m depth, 3.00m eaves height, 3.50m overall height). |
| <u>Building Control</u><br>Deposit Date: 16.09.2002<br>Reference: 02/1754/FP        | Loft conversion.   |
| <u>Building Control</u><br>Deposit Date: 09.02.2007<br>Reference: 07/0266/FP        | Single storey rear and side extension  |
| <u>Building Control</u><br>Deposit Date: 16.03.2007<br>Reference: 07/0266/FP/1      | Single storey rear and side extension  |
| <u>Building Control</u><br>Deposit Date: 10.05.2007<br>Reference: 07/07917/FENSA    | 1 Door   |
| <u>Building Control</u><br>Deposit Date: 12.08.2007<br>Reference: 07/COR00489/CORGI | Installed a Gas Boiler   |
| <u>Building Control</u><br>Deposit Date: 12.03.2008<br>Reference: 08/BSI00009/BSI   | BSIPRODUCTSERVICES: New installation rewire or partial rewire - Building extension or conservatory               |

### **Site Description**

The application site is that of No. 203 Waverley Avenue, the site is occupied by a semi-detached bungalow located on the southern-western side of Waverley Avenue in Whitton and Heathfield Village, Heathfield Ward.

The property is not situated within a Conservation Area or listed in any way.

### **Site History**

03/0539 - Erection Of Single Storey Side And Rear Extension - Withdrawn 24/04/2003 - Reason/s: *Unknown*.

03/2243 - Demolition Of Existing Hip To Gable Roof Extension, Rear Dormer Roof Extension And Removal Of Garage Roof And Erection Of Hip To Gable Roof Extension And Rear Dormer Roof Extension - Withdrawn 29/08/2006 - Reason/s: *Unknown*.

47/1328 - The erection of a garage - Granted 23/01/1950.

05/3590/HOT - Proposed Single Storey Rear And Side Extensions - Withdrawn 29/08/2006 - Reason/s: *Unknown*.

06/2841/HOT - Proposed Single Storey Rear And Side Extensions - Granted 21/11/2006.

06/2842/ES191 - Existing Side Roof Extension And Rear Dormer - Granted 21/11/2006.

20/1701/HOT - Front porch, conversion of garage into habitable room and outbuilding - Refused 10/09/2020.

*The proposed front extensions by virtue of their siting, design and projection beyond the front elevation of the host property would constitute incongruous additions and would be detrimental to the form of the host property and the character and appearance of the wider area. Furthermore, the proposed outbuilding by reason of its combined design, scale, height and mass, represents a bulky and visually intrusive addition to the rear garden setting and wider area. The scheme is therefore contrary to policies LP1 of the Local Plan (adopted 2018) and Supplementary Planning Document on 'House Extensions and Alterations' (2015).*

21/3096/HOT - PROPOSED SIDE EXTENSION, CONVERSION OF GARAGE INTO HABITABLE ROOM AND FRONT PORCH - Invalid.

### **Proposal**

Householders are able to build larger single storey rear extensions under permitted development, subject to limitations, conditions and land designations. However, these new larger extensions must go through a prior notification process.

This proposal is seeking prior approval for the erection of a single storey rear extension 6 metres in depth, 3.5 metres in height and 3 metres in height to eaves.

### **Public representation**

5 neighboring properties were consulted as part of this application. No representations were received by the Council in the statutory consultation period.

**Professional comment:**

The applicant in accordance with A.4 (2) has supplied the Local Planning Authority with a written description of the proposed development which states:

- (i) The enlarged part of the dwellinghouse would extend beyond the rear wall of the original dwelling house by up to 6 metres;
- (ii) The maximum height of the enlarged part of the dwellinghouse would be 3.5 metres; and
- (iii) The height of the eaves of the enlarged part of the dwelling house would be 3 metres.

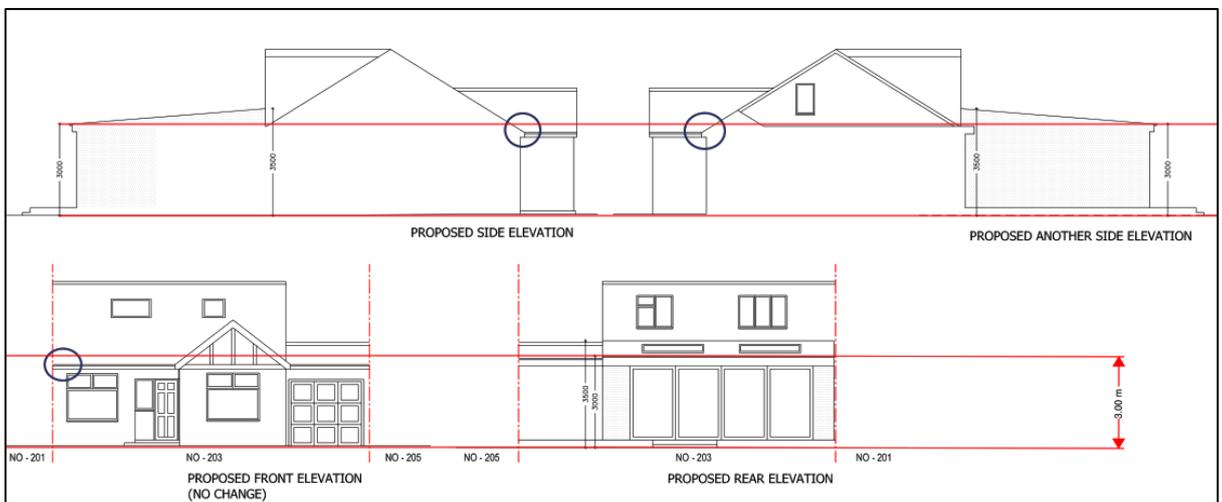
Proposed and existing floor plans and elevations, and site location plan were submitted to support the application and the applicant’s agent has also included the address of any adjoining premises; the developer’s contact address; and the developer’s email address in accordance with the requirements of The Town and Country Planning (General Permitted Development) Order 2015 (as amended).

**Class A**

The scheme (single storey rear extension) is **not** considered to be permitted development under Class A ‘The enlargement, improvement or other alteration of a dwelling house’ for the following reasons:

A.1

- a) Permission to use the dwellinghouse as a dwellinghouse has not been granted by Class M, N, P or Q of Part 3 of this schedule.
- b) The works **would not** result in over 50% of ground being covered by buildings.
- c) The height of the part of the dwelling house to be enlarged **would not** exceed the height of the highest part of the roof of the existing dwellinghouse.
- d) **The height of the eaves of the extension would exceed the height of the eaves of the existing dwellinghouse.**



*Relationship between the eaves of the proposal and the ones of the dwelling*

- e) The extension **would not** extend beyond a wall which -
  - i. forms the principal elevation of the original dwellinghouse; or
  - ii. fronts a highway and forms either the side elevation of the original dwellinghouse.
- f) Paragraph (f) is not applicable to this proposal as it is covered by paragraph (g).
- g) The enlarged part of the dwellinghouse would have a single storey and –
  - i. **would not** extend beyond the rear wall of the original dwellinghouse by more than 6 metres in the case of a semi-detached dwellinghouse, and
  - ii. **would not** exceed 4 metres in height.
- h) The extension **would not** have more than one storey.
- i) The extension would be within 2 metres of the boundary however the eaves height **would not** exceed 3 metres in height.
- j) The enlarged part of the dwellinghouse **would not** extend beyond a wall forming a side elevation of the original dwellinghouse, and-
  - (i) **would not** exceed 4 metres in height,
  - (ii) **would not** have more than a single storey,
  - or
  - (iii) **would not** have a width greater than half the width of the original dwellinghouse.
- ja) The total enlargement (being the enlarged part together with any existing enlargement of the original dwellinghouse to which it will be joined) **would not** exceed the limits set out in sub-paragraphs (e) to (j).
- k) The extension **would not** consist of or include:
  - i. the construction or provision of a verandah, balcony or raised platform (a raised platform is any platform with a height greater than 0.3 metres and will include roof terraces).
  - ii. the installation, alteration or replacement microwave antenna,
  - iii. the installation, alteration or replacement of a chimney, flue or soil and vent pipe, and
  - iv. the alteration to any part of the roof of the dwellinghouse.

#### A.2

The dwellinghouse is not located on article 2(3) land and therefore A.2 is not applicable.

### **Conditions**

#### A.3

Development is permitted by Class A subject to the following conditions—

- a) the materials used in any exterior work (other than materials used in the construction of a conservatory) shall be of a similar appearance to those used in the construction of the exterior of the existing dwellinghouse;

**Compliant.**

- b) any upper-floor window located in a wall or roof slope forming a side elevation of the dwellinghouse shall be—
  - a. obscure-glazed, and
  - b. 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;
  
- c) where the enlarged part of the dwellinghouse has more than one storey, the roof pitch of the enlarged part shall, so far as practicable, be the same as the roof pitch of the original dwellinghouse.

**The proposal is for a single storey extension and no windows are proposed on the side elevation.**

### **Conclusion**

The height of the eaves of the extension would exceed the height of the eaves of the existing dwellinghouse. As a result, the proposal would fail to comply with Class A.1 part (d) and consequently Prior Approval is Required and Refused.

### **Recommendation**

Prior Approval is Required and Refused.

**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): GAP Dated: 28/09/2021

**I agree the recommendation: WT**

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

Dated: .....1/10/2021.....

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**

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**CONDITIONS**

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**INFORMATIVES**

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