

**Application reference: 21/1439/HOT  
TEDDINGTON WARD**

Date application received	Date made valid	Target report date	8 Week date
23.04.2021	13.07.2021	07.09.2021	07.09.2021

**Site:**

10 Fieldend, Twickenham, TW1 4TF,

**Proposal:**

Demolition of existing single storey rear extension and construction of new single storey rear extension to form kitchen diner

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

**APPLICANT NAME**

Mrs Sara Layton  
10 Fieldend  
Twickenham  
TW1 4TF

**AGENT NAME**

Mr Henry Belfrage  
3 Patten Court  
129 Windmill Lane  
Greenford  
UB6 9DZ  
United Kingdom

**DC Site Notice:** printed on 13.07.2021 and posted on 23.07.2021 and due to expire on 13.08.2021

**Consultations:**

**Internal/External:**

**Consultee**

14D Urban D

**Expiry Date**

27.07.2021

**Neighbours:**

7 Fieldend, Twickenham, TW1 4TF, - 13.07.2021  
28 Fieldend, Twickenham, TW1 4TF, - 13.07.2021  
26 Fieldend, Twickenham, TW1 4TF, - 13.07.2021  
27 Fieldend, Twickenham, TW1 4TF, - 13.07.2021  
9 Fieldend, Twickenham, TW1 4TF, -  
11 Fieldend, Twickenham, TW1 4TF, - 13.07.2021  
8 Fieldend, Twickenham, TW1 4TF -

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

Development Management

Status: GTD                                 Application:76/0742  
Date:06/09/1976                         Erection of single storey rear extension.

Development Management

Status: GTD                                 Application:21/1439/HOT  
Date:18/10/2021                         Demolition of existing single storey rear extension and construction of new single storey rear extension to form kitchen diner

Building Control

Deposit Date: 07.03.2011                 Rewire of all circuits House Dwelling Upgrade or alteration to means of earthing House Dwelling



**Application Reference: 21/2813/HOT**  
**Site Address: 62 Bridge Way, Twickenham TW2 7JJ**

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**Proposal**

The application seeks planning permission for a single storey rear extension with a lantern roof light, a single storey side extension, and a with a new single storey out-building in the rear garden to create a new home office and storage area.

**Site and Surroundings**

The application site comprises a two storey detached dwelling located on the southern side of Bridge Way, Twickenham. The site benefits from a single storey garage to the side of the main house.

The site is not located within a Conservation Area and is not locally or nationally listed. It is within a Critical Drainage Area, and is noted to be subject to the Whitton & Heathfield Village Planning Guidance SPD.

**Planning History (recent/relevant)**

No previous planning history.

**Public and Other Representations**

The application has been advertised by way of neighbour notification. Subsequently, no representations were received.

**Planning Policies**

- London Plan (2021):
  - Policy D12 Fire Safety
  
- Local Plan (2018):
  - LP1 Local character and design Quality
  - LP8 Amenity and Living Conditions
  - LP16 Trees, Woodlands and Landscape
  
- Supplementary Planning Documents:
  - House Extensions and External Alterations SPD (2012)
  - Whitton & Heathfield Village Planning Guidance SPD (2014)

**Amendments**

No amendments requested or received.

**Professional Comments**

***Character and Appearance:***

Policy LP1 requires all developments to be of high architectural and urban design quality based on sustainable principles. Development must also contribute and enhance the existing surroundings and be respectful to the local heritage.

Supplementary Planning Document (SPD) for House Extensions and External Alterations, 2015 states that the overall shape, size and position of rear and side extensions should not dominate the existing house or its neighbours and should harmonize with the original appearance of the dwelling. This can be achieved through designing the addition to appear subordinate to the main structure so that the original form of the dwelling can still be appreciated.

### Single storey extensions

In general, single storey rear and side extensions are common to the rear of dwellings in the area and the proposed works are not considered to bring any significant harm to the overall character and appearance of both the host property and those dwellings in the immediate surrounding vicinity. The adjoining dwelling at No. 64 contains similar sized single storey rear and side extensions to that proposed, and while the proposal would extend further toward the street frontage, it is setback 1m from the front elevation in accordance with SPD guidance. The proposed works would also involve the removal of the existing side garage. The proposed flat roof design with a hipped roof at the front of the side extension is considered acceptable, along with the roof lantern above the rear extension. The materials including white render to match the existing dwelling is considered acceptable.

### Outbuilding

The proposed outbuilding is relatively large in scale, however it is located within the large rear garden and thus would not be considered to overdevelop the property. Given fact it is single storey, the proposal would appear subordinate to the main dwelling. In relation to the surrounding environment, outbuildings are a common feature of rear gardens, and thus the proposal could not be described as out of character with the surroundings. In terms of design, the proposal would include a hipped roof and white render to match the existing dwelling, which is considered appropriate for this type of development.

As such the design of the proposed works are not considered to be detrimental or overly dominant in comparison to the host dwelling and neighbouring properties in accordance with Policy LP1 of the Local Plan and associated SPD guidance.

### ***Neighbouring Amenity:***

Policy LP8 prescribes that all development will be required to protect the amenity and living conditions for the occupants of new, existing, adjoining and neighbouring properties. When considering proposals for development the Council would also seek to protect adjoining properties from unreasonable loss of privacy, pollution, visual intrusion, noise or disturbance. Assessment of the proposal against the abovementioned policy and guidance is discussed below.

Further guidance is provided in Council's Supplementary Planning Document (SPD) 'House Extensions and External Alterations'. In particularly, this states that extensions which create an unacceptable sense of enclosure or appear overbearing when viewed from neighbouring gardens or rooms will not be permitted, and that a new extension should not result in any substantial loss of privacy to adjoining dwellings and gardens.

The proposed extensions would measure approx. 4m in depth from the rear wall of the dwelling and would be approx. 3.1m in width from the existing flank elevation. Nos. 64 and 60 Bridge Way to the east and west respectively are the properties most likely to be impacted by the proposal.

The House Extensions and External Alterations SPD recommends a depth for single storey extensions of no greater than 4m for a detached property. As such the proposed extension would comply with this guidance. In relation to No. 60, the proposal result in a relatively large extension near the shared boundary spanning approx. 12.9m in length, however it would result in the removal of the existing side garage. While the front wall of the extension will adjoin the shared boundary, most of it would be set in toward the rear. Finally, there are no windows on the eastern elevation of No. 60 which faces the application site, and therefore no concerns are raised in terms of loss of light or visual amenity from this property.

The proposed outbuilding would set well in from both sides of the property, and given the single storey height, no concerns are raised with its potential impact on the adjoining rear gardens at Nos. 60 and 64.

As such the proposed development accords with Policy LP8 of the Local Plan and associated SPD guidance in this regard.

**Trees**

Policy LP16 of the Local Plan states resist development which results in the damage or loss of trees that are considered to be of townscape or amenity value.

Arboricultural AIA and AMS reports were submitted from MMArboriculture, that have surveyed 18 individual trees.

The Council’s Tree Officer reviewed the application and noted there are no protected trees within or adjacent to this site. The trees in the rear garden do provide some screening from the Chertsey Road and railway line to the south. The proposal requires the removal of 18 individual trees all within the rear garden space, while trees fronting onto Bridge way appear to be retained. The amenity provided by trees/shrubs in the rear garden will primarily be a local amenity for neighbours and the residents, and therefore a TPO is not appropriate.

As such the Tree Officer raised no objections to the proposal but requested conditions relating to landscaping to encourage replanting within the garden and basic tree protection as part of any approval.

In light of the above, the proposal is considered to comply with Policy LP16.

**Fire Safety**

The London Plan (2021) has recently been published, and under Policy D12 of this document, this requires all developments to be designed to achieve the highest standards of fire safety to reduce the risk to life or serious injury in the event of a fire. This includes providing appropriate alarm systems, a suitable means of escape for all building users, and access to equipment for firefighting which is appropriate to the size and use of the development.

The applicant has submitted a Fire Statement in response to the requirements of Policy D12 (A). This level of information is considered appropriate for the scale of development proposed.

The applicant is advised that alterations and extensions to existing buildings should comply with the Building Regulations. This permission is NOT a consent under the Building Regulations for which a separate application should be made.

In light of the above, the proposed fire safety measures are considered to comply with Policy D12 of the London Plan.

**Other - Use of outbuilding**

The proposed outbuilding would comprise a garden shed, garden room, WC and home office. A statement of use has been submitted with the application stating the proposed outbuilding will be for private use only by the occupants of the main dwelling. It will largely be used as a home office for the occupants due to COVID, and will house small games room and garden shed. Given the proposed use statement, the outbuilding is considered to be incidental to the enjoyment of the main dwellinghouse. Should the application be accepted, a condition will be imposed to ensure the use of the outbuilding remains incidental to the main dwelling.

**Conclusion**

Overall, the proposal complies is considered to comply with the relevant local and national policy guidance, specifically Policy D12 of the London Plan (2021), Policies LP1, LP8 and LP16 of the Local Plan (2018), and the Supplementary Planning Document (SPD) ‘House Extensions and External Alterations’ (2015).

**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): .....TF.....

Dated: .....20/10/2021.....

**I agree the recommendation: WT**

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

Dated: .....21/10/2021.....

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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AT01	Development begun within 3 years
U0111788	Approved Drawings
GD01A	Restriction on use of roof
BD14A	Materials to match existing
U0111789	Fire Safety

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**INFORMATIVES**

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U0055432	Composite Informative
U0055431	NPPF APPROVAL - Para. 38-42