

**Application reference: 21/3098/HOT**  
**WEST TWICKENHAM WARD**

Date application received	Date made valid	Target report date	8 Week date
02.09.2021	02.09.2021	28.10.2021	28.10.2021

**Site:**

56 Beech Way, Twickenham, TW2 5JT,

**Proposal:**

Demolition and rebuild of and outbuilding structure to the rear garden of the main property.

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

**APPLICANT NAME**

Mr James Vincent  
56, Beech Way  
Twickenham  
TW2 5JT

**AGENT NAME**

Mr Max Rengifo  
15 Teddington Business Park  
Station  
Teddington  
TW11 9BQ  
United Kingdom

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

**Consultations:**

**Internal/External:**  
**Consultee**

**Expiry Date**

**Neighbours:**

23 Court Close, Twickenham, TW2 5JH, - 03.09.2021  
21 Court Close, Twickenham, TW2 5JH, - 03.09.2021  
35 River Way, Twickenham, TW2 5JP, - 03.09.2021  
54 Beech Way, Twickenham, TW2 5JT, - 03.09.2021

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

Development Management

Status: GTD  
Date: 16/06/2006

Application: 06/1331/HOT  
Proposed construction of rear ground floor extensions to both dwelling houses.

Development Management

Status: GTD  
Date: 27/10/2021

Application: 21/3097/HOT  
Erection of a first floor extension over an existing single storey ground floor extension and demolition and rebuilding of a single storey front garage.

Development Management

Status: PCO  
Date:

Application: 21/3098/HOT  
Demolition and rebuild of and outbuilding structure to the rear garden

of the main property.

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Building Control

Deposit Date: 05.06.2007      Ground floor rear extension  
Reference: 07/1190/BN

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Building Control

Deposit Date: 22.10.2010      Replacement of 8 No. Windows  
Reference: 10/2106/BN

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Building Control

Deposit Date: 02.10.2010      Installed a Gas Fire  
Reference: 11/FEN01029/GASAFE

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Building Control

Deposit Date: 02.10.2010      Installed a Gas Fire  
Reference: 11/FEN02362/GASAFE

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Building Control

Deposit Date: 29.07.2016      Install a gas-fired boiler  
Reference: 16/FEN02218/GASAFE

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Building Control

Deposit Date: 06.09.2017      Installed Charnwood: [NEW] - Country 4 Installed Liner: Liner  
Reference: 18/HET00134/HETAS

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<b>Application Number</b>	<b>21/3098/HOT</b>
<b>Address</b>	<b>56 Beech Way, Twickenham. TW2 5JT.</b>
<b>Proposal</b>	<b>Demolition and rebuild of and outbuilding structure to the rear garden of the main property.</b>
<b>Contact Officer</b>	<b>JMO- Jack Morris</b>
<b>Target Determination Date</b>	<b>28/10/2021</b>

## 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.

Before preparing this summary report the planning officer considered any relevant previous planning applications in relation to the development and considered any comments made by those interested in the application such as consultees with specialist knowledge and nearby residents.

By indicating that the development proposal complies with relevant Local Plan Policies, the planning officer has considered the information submitted with the application, any previous relevant applications, any comments received in connection with the application and any other case specific considerations which are material to the decision.

## 2. DESCRIPTION OF THE SITE AND ITS SURROUNDINGS

The property is three-storeys and semi-detached.

The application site is situated within Twickenham and is designated as:

- Article 4 Direction Basements (Article 4 Direction - Basements / Ref: ART4/BASEMENTS / Effective from: 18/04/2018)
- Building of Townscape Merit (Site: 56 Beech Way Twickenham Middlesex TW2 5JT )
- Take Away Management Zone (Take Away Management Zone)

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

Demolition and rebuilding of and outbuilding structure at the top of the garden to be used as an artist's studio.

#### Development Management

Status: GTD  
Date:16/06/2006

Application:06/1331/HOT  
Proposed construction of rear ground floor extensions to both dwelling houses.

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#### Development Management

Status: GTD  
Date:27/10/2021

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### 4. CONSULTATIONS CARRIED OUT

The list of neighbours notified of this application are listed above.

No letters of representation were received.

### 5. MAIN POLICIES RELEVANT TO THE DECISION

#### **NPPF (2021)**

The key chapters applying to the site are:

- 4. Decision-making
- 12. Achieving well-designed places

These policies can be found at:

[https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment\\_data/file/1005759/NPPF\\_July\\_2021.pdf](https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/1005759/NPPF_July_2021.pdf)

#### **London Plan (2021)**

The main policies applying to the site are:

- D4 Delivering good design
- D12 Fire Safety

These policies can be found at: <https://www.london.gov.uk/what-we-do/planning/london-plan>

#### **Richmond Local Plan (2018)**

The main planning considerations applying to the site and the associated Local Plan policies are:

Issue	Local Plan Policy	Compliance	
Local Character and Design Quality	LP1	Yes	No
Impact on Non-Designated Heritage Assets	LP4	Yes	No
Impact on Amenity and Living Conditions	LP8	Yes	No
Infill, Back land and Back garden Development	LP39	Yes	No

These policies can be found at

[https://www.richmond.gov.uk/media/15935/adopted\\_local\\_plan\\_interim.pdf](https://www.richmond.gov.uk/media/15935/adopted_local_plan_interim.pdf)

## Supplementary Planning Documents

Buildings of Townscape Merit  
House Extension and External Alterations  
Village Plan - Twickenham

These policies can be found at:

[https://www.richmond.gov.uk/services/planning/planning\\_policy/local\\_plan/supplementary\\_planning\\_documents\\_and\\_guidance](https://www.richmond.gov.uk/services/planning/planning_policy/local_plan/supplementary_planning_documents_and_guidance)

### 6. EXPLANATION OF OFFICER RECOMMENDATION

The key issues for consideration are:

- i Design and impact on heritage assets
- ii Impact on neighbour amenity
- iii Fire Safety

#### **i Design and impact on heritage assets**

*Policy LP1 of the Local Plan 2018 seeks to maintain and, where possible, enhance the high architectural and urban design quality which contributes to the character and heritage of the area. Proposals should demonstrate an understanding of the site and its context when considering the design including layout, siting and access and the compatibility of the works to the neighbouring uses.*

*Policy LP39 B states there is a presumption against loss of back gardens due to the need to maintain local character, amenity space and biodiversity. Back garden land which contributes either individually or as part of a larger swathe of green space to amenity of residents or provides wildlife habitats must be retained. In exceptional cases where it is considered that a limited scale of back garden development may be acceptable it should not have a significantly adverse impact upon the factors set out above. Development on back garden sites must be more intimate in scale and lower than frontage properties.*

*The councils SPD on 'House Extensions and External Alterations' (2015) notes extensions should not lead to a substantial reduction in existing garden area and properties with small gardens may need to restrict the size of their extension to ensure a useable open space is retained.*

The application proposes an outbuilding for ancillary residential purposes. The proposed building will be located to the southern side of the rear garden of the application site. The building is designed to fit into the farthest point at top of the rear garden that reduces in width to a point. The structure will cover a footprint of approximately 22.8m<sup>2</sup>. The subject dwellinghouse itself remains unaltered by the application. Given the size of the proposed outbuilding and the remaining garden, a sufficient amount of rear amenity space would be retained as a result of this proposal. The outbuilding would not cover over 50% of the garden area and the separation distance between it and the main dwelling would be sufficient to prevent the proposal being considered overdevelopment or the plot appearing cramped. It is acknowledged that the proposed outbuilding's footprint will be greater than existing. However, by virtue of its reasonable eaves height at approximately 2.5m, it is considered to appear subordinate to the main dwelling.

When viewed in the context of the neighbouring outbuildings, it is considered that the proposed development would not harm the character and appearance of the surrounding area. There are several examples of large outbuildings in the vicinity of the site, including outbuildings along the rear boundary and western boundary of the application site, as such it is not considered the proposed outbuilding would appear out of keeping in terms of scale.

The outbuilding will be finished in a white render to match that of the dwellinghouse and will incorporate some key design features from the 1930s art deco style such as an exterior curve, horizontal striations, a porthole window and crittall glass doors. The contemporary finishes ensure the outbuilding will integrate to the original dwellinghouse while its low eaves height and positioning away from the home will maintain its appearance as a later addition to the property.

Paragraph 203 of the NPPF states 'The effect of an application on the significance of a non-designated heritage asset should be considered 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'. The building is significantly smaller in scale than the existing dwelling, therefore it will not detract or undermine the value and visual amenity of the dwelling itself and will appear visually subordinate. Due to the siting being located within the rear garden, the extension will be shielded from the public realm and therefore will have a neutral impact on the street scene and the property itself.

In view of the above, the proposal complies with the aims and objections of policies LP1, LP4 of the Local Plan.

## **ii Impact on neighbour amenity**

*Policy LP8 states that development must protect the amenity and living conditions of existing, adjoining and neighbouring occupants. Design must allow for good daylight standards, avoid overlooking or noise disturbance, avoid visual intrusion, overbearing impacts or harm to the reasonable enjoyment of the uses of buildings and gardens. Harm may arise from various impacts such as noise, air pollution, odours or vibration.*

The proposed development would be situated significantly away from the habitable room windows of neighbouring properties. Due to its siting in the rear garden area partially concealed by neighbouring outbuildings of a similar scale, it is not thought to result in material harm to the privacy, light, and sense of openness afforded to the inhabitants of neighbouring properties.

The use of the building would be for an artist's studio. The proposed use remains residential and is not considered to cause material increases in the levels of disturbance and noise nuisance to warrant a refusal of planning approval. The proposed use of the outbuilding is considered ancillary to the existing house and a condition will be imposed to ensure it remains in ancillary use and not for primary living accommodation.

As such, having regard to its siting, design, scale, and materiality, it is not considered that the proposed extension would have a material impact on the amenities of the neighbouring properties and no objections have been raised in this regard. Overall, the scheme proposed complies with LP 8 of the Local Plan.

## **iii Fire Risk**

London Plan policy D12 requires the submission of a Fire Safety Statement on all planning applications.

A Fire Safety Strategy was provided with the application, prepared by Weston Rengifo Architects Practice. A condition will be included to ensure this is adhered to on an ongoing basis. The applicant is advised materials and arrangement would need to be Building Regulations compliant, and all alterations 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. Overall, the scheme can therefore be considered consistent with this Policy D12 of the London Plan.

## **7. LOCAL FINANCE CONSIDERATIONS AND OTHER MATTERS**

Section 70(2) of the Town and Country Planning Act 1990 (as amended) provides that a local planning authority must have regard to a local finance consideration as far as it is material. The weight to be attached to a local finance consideration remains a matter for the decision maker. The Mayor of London's CIL and Richmond CIL are therefore material considerations.

On initial assessment this development is not considered liable for the Mayoral or Richmond CIL however this is subject to confirmation by the CIL Administration Team

## **8. RECOMMENDATION**

This recommendation is made following careful consideration of all the issues raised through the application process.

Paragraph 11 of the Framework explains how the presumption in favour of sustainable development applies. For the reasons set out above, this application falls to be determined in accordance with the test under section 38(6) of the 2004 Act, the proposal is in general conformity with the Development Plan overall and there are no material considerations of sufficient weight to justify refusal.

**Grant planning permission with conditions**

**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): JM

Dated: 27/10/2021

**I agree the recommendation: WT**

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

Dated: .....27/10/2021.....

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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U0055692	Composite Informative
U0055693	NPPF APPROVAL - Para. 38-42