

Application reference: 21/1609/HOT ST MARGARETS, NORTH TWICKENHAM WARD

| Date application received | Date made valid | Target report date | 8 Week date |
|---------------------------|-----------------|--------------------|-------------|
| 06.05.2021 | 17.05.2021 | 12.07.2021 | 12.07.2021 |

Site:

35 Heathfield North, Twickenham, TW2 7QN,

Proposal:

Single storey rear extension

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

APPLICANT NAME

Mr. & Mrs. Stephen GIGGINS
35, Heathfield North
Twickenham
TW2 7QN

AGENT NAME

Lewis Barker
20 Church Street
Twickenham
TW1 3NJ
United Kingdom

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

Consultations:**Internal/External:****Consultee****Expiry Date****Neighbours:**

31 Heathfield South, Twickenham, TW2 7SR, - 21.05.2021
33 Heathfield South, Twickenham, TW2 7SR, - 21.05.2021
35 Heathfield South, Twickenham, TW2 7SR, - 21.05.2021
37 Heathfield South, Twickenham, TW2 7SR, - 21.05.2021
37 Heathfield North, Twickenham, TW2 7QN, - 21.05.2021
33 Heathfield North, Twickenham, TW2 7QN, - 21.05.2021

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

Status: GTD Application:07/2052/PS192
Date:07/08/2007 Proposed 2 dormer roof extension at side.

Development Management

Status: GTD Application:08/2189/FUL
Date:09/09/2008 Proposed double storey side extension with porch and single storey rear extension.

Development Management

Status: GTD Application:09/1759/PS192
Date:28/09/2009 Proposed Single Storey Rear Extension To Enlarge Existing Utility Room.

Development Management

Status: PCO Application:21/1609/HOT
Date: Single storey rear extension

Building Control

Deposit Date: 26.07.2005 Part P: Electrical work in domestic kitchen
Reference: 05/1527/BN

Building Control

Deposit Date: 16.08.2007 Proposed dormer roof extension
Reference: 07/1796/FP

Building Control

Deposit Date: 09.10.2007 Proposed dormer roof extension
Reference: 07/1796/FP/1

Building Control

Deposit Date: 25.04.2008 Installed a Gas Boiler
Reference: 08/COR00983/CORGI

Building Control

Deposit Date: 30.07.2009 Two storey side extension and single storey rear extension
Reference: 09/1264/BN

Building Control

Deposit Date: 22.02.2010 Dwelling house Electric floor or ceiling heating system Lighting/Power outdoors Circuit alteration or addition in kitchen/ special location One or more new circuits ELV lighting within the building Replacement consumer unit
Reference: 10/NIC00583/NICEIC

Building Control

Deposit Date: 26.09.2011 Lounge Dry Roomheater/Stove Dry System Only Twin Wall Flexible Liner
Reference: 11/HET00247/HETAS

Building Control

Deposit Date: No description provided
Reference: 13/HET00426/HETAS

Building Control

Deposit Date: 17.03.2020 Circuit alteration or addition in a special location
Reference: 20/NIC00657/NICEIC

**Application Reference: 21/1609/HOT
35 Heathfield North**

Proposal

Single storey rear extension to semi-detached house.

Site Description / Key Designations.

The application site contains a three-storey, semi-detached dwelling which is situated on the southern side of Heathfield North. The application site is situated within St Margarets & North Twickenham Ward and is designated as:

- Article 4 Direction basements
- Critical Drainage Area
- Floodzone 2
- Strategic Flood Risk Assessment Zone 2
- Village – Twickenham
- Village Character Area – Heatham Estate (incl. Richmond upon Thames College & The Stoop)

Recent / Relevant Planning History

09/1759/PS192 – Proposed single storey rear extension to enlarge existing utility room – 25/09/2009 – Granted permission.

08/2189/FUL – Proposed double storey side extension with porch and single storey rear extension – 09/09/2008 – Granted permission.

07/2052/PS192 – Proposed 2 dormer roof extension at side – 07/08/2007 – Granted permission.

Policies

London Plan (2021)

Policy D.12 Fire Safety

Richmond Local Plan (2018)

LP 1 Local Character and Design Quality

LP 8 Amenity and Living Conditions

Supplementary Planning Documents

House Extensions and External Alterations

Twickenham Village Planning Guidance

Professional Comments

The key issues for consideration are:

- i. Design and impact on visual amenity
- ii. Impact on neighbour amenity
- iii. Flood risk
- iv. Fire safety
- v.

Design and impact on visual amenity

Policy LP1 of the Local Plan requires all development to be of high architectural quality. Ensuring they are rappropriate and understanding their relationship with the scale and character of the existing development. This policy further states that all developments should demonstrate a thorough understanding of the site in relation to its surrounding and as such, respect, contribute to and enhance the local environment and character in any proposed development.

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 harmonise with the original appearance of the dwelling.

The application site features multiple extensions in situ, including an existing single storey rear extension, a two-storey side extension and two dormer extensions. It is considered that the addition of the proposed single storey rear extension would result in an overdevelopment of the site. The single storey extension would extend approx. 6.4m from the original rear wall of the dwelling, just under half the depth of the garden, which would be out of scale with the surroundings, and would constitute a contrived form of development in this location. It is noted that the drawings titled Proposed Elevations (2388-P02 Rev A) does not accord with the proposal, and fails to accurately show it. As such, a complete assessment on the design impacts of the proposal on the surrounding area and existing dwelling cannot be fully undertaken. The plan titled Detail of Proposed Rear Elevation (2388-P03) features the proposed rear elevation of the extension. From this limited basis, the design of the extension including a mono-pitch roof would visually clash with the existing building. As such, the proposal would be of a size, scale and design that would appear disproportionate and not visually subordinate to the existing house, when assessed on its own merits and in conjunction with the existing extensions.

In view of the above, the proposal does not comply with the aims and objectives of Policy LP1 of the Local Plan.

Impact on neighbour amenity

Policy LP8 states that in considering proposals for development, the Council will seek to protect adjoining properties from unreasonable loss of privacy, pollution, visual intrusion, noise and disturbance. The Council will generally seek to ensure that the design and layout of buildings enables sufficient sunlight and daylight to penetrate into and between buildings and that adjoining land or properties are protected from overshadowing in accordance with established standards.

Further guidance is provided in the Council's Supplementary Planning document (SPD) 'House Extensions and External Alterations'. In particular, 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 adjoining property No. 33 is the nearest affected property. The Council's SPD specifies that a projection of less than 3.5m is acceptable for a semi-detached dwellinghouse in regard to residential amenity. The proposal would extend approx. 6.4m. It is noted that the proposal extends along the shared boundary where No 33 has a small rear addition and the design seeks to minimise the impact, however the proposal would result in an unacceptably adverse impact on the garden by reason of being overbearing. As such, the proposed extension is considered to result in a sense of enclosure to the existing neighbouring occupiers at No. 33. It is not considered that the proposal would have a detrimental effect on No. 37, due to the siting of the proposal and that the two properties are not adjoining.

As such in respect of neighbouring amenity the proposal is not considered to comply with Policy LP8 of the Local Plan.

Flood risk

The application site is located in a Critical Drainage Area, Floodzone 2 and Strategic Flood Risk Assessment Zone 2. While it is acknowledged that all new structures will inevitably impact on where flood water will go, it is noted that the proposed extension is small in size. The Agent has also submitted a flood risk assessment, and it is considered that the mitigation methods within the assessment are satisfactory.

Fire safety

A Fire Safety Statement was received by the Council. A condition will be included to ensure this is adhered to on an ongoing basis. The materials proposed need to be Building Regulations compliant. This permission is NOT a constant under the Building Regulations for which a separate application should be made. The scheme is consistent with Policy D12.

Recommendation

Refusal.

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): LC

Dated: 15/10/2021

I agree the recommendation: SGS

Senior Planner

Dated:28/10/2021.....

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:

| |
|------------------------|
| REASONS: |
| CONDITIONS: |
| INFORMATIVES: |
| UDP POLICIES: |
| OTHER POLICIES: |

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
