

Application reference: 21/1674/HOT HEATHFIELD WARD

Date application received	Date made valid	Target report date	8 Week date
11.05.2021	19.05.2021	14.07.2021	14.07.2021

Eot 12/08/2021

Site:

88 Ryecroft Avenue, Twickenham, TW2 6HR,

Proposal:

Creation of a single storey rear extension

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

APPLICANT NAME

Paxman
88, Ryecroft Avenue
Twickenham
TW2 6HR

AGENT NAME

Miss Rebecca Parnell
UNIT SB3
Keighley Business Centre
Keighley
BD21 1SY

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

Consultations:

Internal/External:

Consultee

Expiry Date

Neighbours:

90 Ryecroft Avenue, Twickenham, TW2 6HR, - 19.05.2021

86 Ryecroft Avenue, Twickenham, TW2 6HR, - 19.05.2021

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

Development Management

Status: GTD

Date: 01/06/1978

Application: 78/0433

Demolition of existing garage and erection of a part one and part two storey side extension.

Development Management

Status: PDE

Date:

Application: 21/1674/HOT

Creation of a single storey rear extension

Building Control

Deposit Date: 10.08.2005

BRECECA: Heating (central heating/ room heating/ hot water/ boiler/ controls) Dwelling house Heating (central heating/ room heating/ hot water/ boiler/ controls) Kitchen

Reference: 07/80129/BRECECA

Building Control

Deposit Date: 10.08.2005

Installed a Gas Boiler

Reference: 07/97235/CORGI

Building Control

Deposit Date: 07.02.2011 20 Windows
Reference: 11/FEN01113/FENSA

Building Control

Deposit Date: 24.06.2015 Install a gas-fired boiler
Reference: 15/FEN01934/GASAFE

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): JSI

Dated: 06/08/2021

I agree the recommendation: WT

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

Dated:6/8/2021.....

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

U0053435	NPPF Approval paras 38-42
U0053437	Fire - building regs
U0053436	Composite informative

Application Reference: 21/1674/HOT

Site Address: 88 Ryecroft Avenue, Twickenham, TW2 6HR

Proposal:

The application seeks planning permission for: *'Creation of a single-storey rear extension'*. The extension would be almost full-width, 4m in depth with flat roof 2.8m in height with 2 no. skylights. Bi-fold doors are proposed at the rear. Proposed materials would match existing.

Site description:

The application site relates to a two-storey dwelling located on the eastern side of Ryecroft Avenue opposite the junction with Strathearn Avenue, Heathfield ward. The dwelling is detached albeit linked to No. 86 Ryecroft Avenue via a garage. The property is of traditional inter-war design with front and rear garden and benefits from an existing part single- part two-storey extension.

The site is not statutorily or locally listed is not in a conservation area. It sits in Area 9 (Percy Road, Ryecroft Road and surrounds) of the Whitton and Heathfield Village Planning Guidance. The site is in an Area Poorly Provided with Open Space, has a Land Use Past Industrial designation and there is an Article 4 Direction restricting basement development.

The surrounding area is residential and suburban in nature. To the rear of the site is Twickenham Cemetery which is designated Other Site of Nature Importance (OSNI) and Other Land of Townscape Importance (OOLTI).

The site is in Flood Zone 1 though is designated as an Area Susceptible to Groundwater Flooding (<75% risk).

Relevant planning history:

- 77/0433 – Demolition of existing garage and erection of a part one and part two storey side extension. – Approved 01/06/1978

Amendments:

- SuDS Statement received 08/07/2021

Other matters:

None.

Material representations:

Neighbour consultation

None received.

Main Development Plan policies:

London Plan (2021)

Local Plan (2018):

- Policy LP1 Local Character and Design Quality
- Policy LP8 Amenity and Living Conditions
- Policy LP10 Local Environmental Impacts, Pollution and Land Contamination
- Policy LP14 Other Land of Townscape Importance
- Policy LP15 Biodiversity
- Policy LP16 Trees, Woodlands and Landscape
- Policy LP21 Flood Risk and Sustainable Drainage

Supplementary Planning Documents (SPD):

- Design Quality SPD (February 2006)
- House Extensions and External Alterations SPD (May 2015)
- Whitton and Heathfield Village Planning Guidance SPD (July 2014)

Other local planning guidance:

- Strategic Flood Risk Assessment – Level 1 Update (Update 2020 with further minor updates March 2021)

Professional comments:

The pertinent issues to consider are:

- Character, design and impact on OOLTI
- Neighbouring amenities
- Biodiversity, trees and impact on OSNI
- Flood risk and sustainable drainage
- Fire safety

Design, siting and appearance

Local Policy LP1 relates to local character and design quality. Local Plan Policy LP14 seeks to protect the openness of OOLTI. Further guidance is provided in the Council's House Extensions and External Alterations SPD and the Village Planning Guidance for the area.

The proposed extension is considered to be of an acceptable combined depth, height, mass, siting and design so as to successfully appear as a proportionate and subordinate addition to the main dwelling which would not cause harm to the visual amenities of the area or to the openness of the OOLTI.

Neighbouring amenities

Local Plan Policy LP8 seeks to protect the amenities of neighbouring properties. Further guidance is provided in the Council's House Extensions and External Alterations SPD.

The proposed extension would have a depth of 4m which is within the guidelines recommended in the Council's House Extensions and External Alterations SPD for a detached property. Whilst it is noted that the dwelling is linked to its neighbour No. 86 via a garage, for the purposes of this assessment it is considered that the dwelling is considered detached. In any case, the neighbouring dwellings either side are considered to be of a siting and separation distance which would protect them from any undue loss of outlook from the proposed extension, whose overall depth, height and siting are considered to be acceptable. No concerns are raised regarding the proposed roof lanterns whose high position would prevent any overlooking.

Biodiversity, Trees and OSNI

Local Plan Policy LP15 seeks to protect and where possible enhance biodiversity in the Borough.

The proposed development is considered to be minor in scale and nature so as not to have any adverse impact on the adjacent OSNI. It would not encroach on the border and no alterations to the boundary treatment next to the OSNI are proposed.

Flood Risk and Sustainable Drainage

Policy LP21 of the Local Plan relates to flood risk and sustainable drainage. Further guidance is provided in the Council's SFRA.

The application is accompanied by a SuDS Statement which sets out sustainable drainage measures proposed for the development. This is considered adequate and proportionate to the scale of development proposed. A condition is recommended ensuring compliance with the measures stated in the report.

Fire Safety

London Plan Policy D12 requires developments to achieve the highest standards of fire safety. A Fire Safety Statement prepared by Freedom Home Architects dated 17/05/2021 has been submitted as part of the application which sets out a range of passive and active fire safety measures as well as suitable means of escape and access and facilities for firefighting. The submitted information is considered to appropriately meet the criteria set out in London Plan Policy D12, subject to a condition securing compliance with the proposed fire safety measures. The applicant is advised that 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. An informative is recommended drawing the applicant's attention to this advice.

Recommendation: APPROVE subject to conditions and informatives