



LONDON BOROUGH OF
RICHMOND UPON THAMES

ENVIRONMENT DIRECTORATE

PLANNING REPORT

Printed for officer by

Emer Costello on 3 November 2021

Application reference: 21/3144/HOT SOUTH TWICKENHAM WARD

Date application received	Date made valid	Target report date	8 Week date
07.09.2021	23.09.2021	18.11.2021	18.11.2021

Site:

35 Tennyson Avenue, Twickenham, TW1 4QX,

Proposal:

Demolition of existing rear garden outbuilding and the construction of a new outbuilding.

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

APPLICANT NAME

Mr Mark Alldred
35, Tennyson Avenue
Twickenham
TW1 4QX

AGENT NAME

Mr Matthew Clatworthy
Upper Flat 39
Arabin Road
London
SE42SD
UK

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

Consultations:

Internal/External:
Consultee

Expiry Date

Neighbours:

Flat 21, Valley Mews, Cross Deep, Twickenham, TW1 4QT, - 23.09.2021
Flat 27, Valley Mews, Cross Deep, Twickenham, TW1 4QT, - 23.09.2021
Flat 24, Valley Mews, Cross Deep, Twickenham, TW1 4QT, - 23.09.2021
52 Poulett Gardens, Twickenham, TW1 4QR, - 23.09.2021
37 Tennyson Avenue, Twickenham, TW1 4QX, - 23.09.2021
33 Tennyson Avenue, Twickenham, TW1 4QX, - 23.09.2021

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

Development Management

Status: GTD

Date:02/07/2020

Application:20/1450/PS192

Rear roof extension, installation of three rooflights to front roof slope and one window to the gable end.

Development Management

Status: CEGPD

Date:30/06/2020

Application:20/1478/PDE

Single storey extension (6m depth, 2.76m eaves height, 3.93m maximum height).

Development Management

Status: PCO Application:21/3144/HOT
Date: Demolition of existing rear garden outbuilding and the construction of a new outbuilding.

Building Control
Deposit Date: 31.08.2006 Extension to circuit (in kitchen special location/ installation) Ring/
radial power circuit Lighting circuit Dwelling house Building extension
or conservatory

Reference: 06/70422/NICEIC

Building Control
Deposit Date: 20.06.2020 Loft conversion
Reference: 20/0739/BN

Building Control
Deposit Date: 16.08.2020 Install replacement windows in a dwelling
Reference: 20/FEN00808/FENSA

Building Control
Deposit Date: 22.09.2020 Install a replacement consumer unit Install one or more new circuits
Reference: 20/NIC01737/NICEIC

Building Control
Deposit Date: 22.09.2020 Install a gas-fired boiler
Reference: 20/FEN03122/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): EC

Dated: 03.11.21

I agree the recommendation: WT

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

Dated:10/11/2021.....

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

Application Number	21/3144/HOT
Address	35 Tennyson Avenue Twickenham TW1 4QX
Proposal	Demolition of existing rear garden outbuilding and the construction of a new outbuilding.
Contact Officer	Emer Costello
Target Determination Date	18/11/21

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 application site is the rear garden of a two storey end of terrace dwelling on the eastern side of Tennyson Avenue. It is in the Heath Road South Village Character Area 7 in the Strawberry Hill Village Planning Guidance. The property is in the South Twickenham Ward. The property is subject to the following designations:

- Archaeological Priority (English Heritage)
- Article 4 Direction Basements
- Critical Drainage Area
- Main Centre Buffer Zone (Twickenham Town Centre Boundary Buffer Zone for Flood Risk)
- Take Away Management Zone

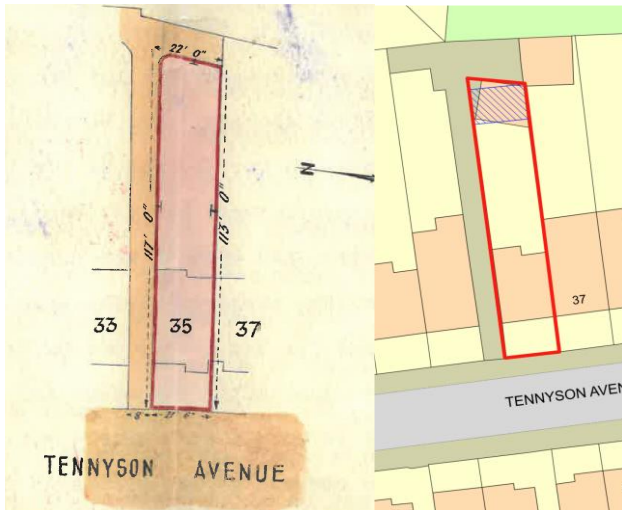


Figure 1. Deed of Conveyance Plan and Block Plan

The proposed red line boundary is supported by a Land Registry Title. It is noted that the red line boundary is a minor adjustment to the current plot.

3. DESCRIPTION OF THE PROPOSAL AND ANY RELEVANT PLANNING HISTORY

The proposal is for the demolition of existing rear garden outbuilding and the construction of a new outbuilding.

The relevant planning history is set out below.

20/1478/PDE Single storey extension (6m depth, 2.76m eaves height, 3.93m maximum height).
GPD Extension Conditional 30/06/2020

20/1450/PS192 Rear roof extension, installation of three rooflights to front roof slope and one window to the gable end. Granted Permission 02/07/2020

4. CONSULTATIONS CARRIED OUT

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

1. Flat 21, Valley Mews Cross Deep Twickenham
2. Flat 27, Valley Mews Cross Deep Twickenham
3. Flat 24, Valley Mews Cross Deep Twickenham
4. 52 Poulett Gardens, Twickenham TW1 4QR
5. 37 Tennyson Avenue, Twickenham TW1 4QX
6. 33 Tennyson Avenue, Twickenham TW1 4QX

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

London Plan (2021)

The main policies applying to the site are:
 GG1 Building strong and Inclusive communities
 GG2 Making the best use of land
 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
Impact on Local Character and Design Quality	LP1	Yes
Impact on Archaeology	LP7	Yes
Impact on Amenity and Living Conditions	LP8	Yes
Impact on Flood Risk and Sustainable Drainage	LP21	Yes

These policies can be found at
https://www.richmond.gov.uk/media/15935/adopted_local_plan_interim.pdf

Supplementary Planning Documents

Design Quality
 Strawberry Hill Village Planning Guidance SPD (2018)

These policies can be found
 at: https://www.richmond.gov.uk/services/planning/planning_policy/local_plan/supplementary_planning_documents_and_guidance

Other Local Strategies or Publications

Other strategies or publications material to the proposal are:
 Article 4 Direction Basements

6. EXPLANATION OF OFFICER RECOMMENDATION

The key issues for consideration are:

- Design
- Flood Risk
- Archaeology
- Neighbour Amenity
- Fire Safety

Design

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.

The outbuilding would be modest in terms of its height, width and depth. It would not be materially bigger than the existing outbuilding in terms of its size. The House Extensions and Alterations SPD (2015) sets out that "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 usable open space is retained." The host property benefits from a generous rear garden. It would not be materially reduced as a result of the proposal. There are no objections to the proposed outbuilding.

Use– Ancillary to Host Dwelling

The outbuilding must not be used other than as accommodation ancillary to the use of the existing dwelling house. It must not be used as a separate self-contained dwelling and a condition is considered necessary and reasonable in this regard. A Statement of Use dated 21 Sep 2021 by Arco Projects has been supplied which confirms that the outbuilding would not be used as a separate independent dwelling.

Archaeology

Policy LP 7 Archaeology sets out that “the Council will seek to protect, enhance and promote its archaeological heritage (both above and below ground), and will encourage its interpretation and presentation to the public.” The site is based in an archaeology area. It is not considered that the building would give rise to adverse impacts on archaeology. Desk based assessments and, where necessary, archaeological field evaluation will be required before development proposals are determined, where development is proposed on sites of archaeological significance or potential significance.

Flood Risk

LP 21 Flood Risk and Sustainable Drainage outlines that “all developments should avoid, or minimise, contributing to all sources of flooding, including fluvial, tidal, surface water, groundwater and flooding from sewers, taking account of climate change and without increasing flood risk elsewhere.” The site is located in a Critical Drainage Area. The applicant has supplied a flood risk assessment dated 23 Sep 2021. Given the scale and nature of the scheme it is not considered that the proposal would give rise to adverse impacts on floor risk.

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 structure would be broadly in keeping with that which it is replacing. It would be lower in height. The existing outbuilding is circa 2.7m high with a pitched roof. The proposed outbuilding would be 2.4m (h) with a flat roof. The proposal would replace the existing outbuilding at the back of the rear garden. Nos 33 & 37 benefit from long rear gardens and there is a good separation between the outbuilding and residential properties. There is one high level obscure glazed window on the rear and glazed panelled doors at the front. There is a small road/track at the back of the site. It is well separated from residential dwellings. Overall, given the siting, scale and design of the proposal, amenity impacts in terms of overshadowing, privacy or visual amenity are not considered likely.

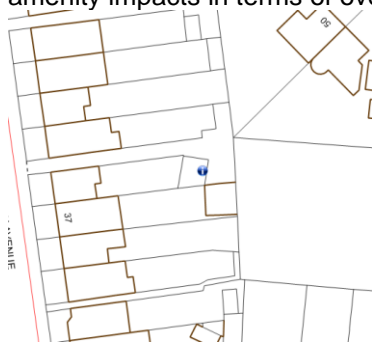


Figure 2. Location Plan

Fire safety

London Plan Policy D12 requires the submission of a Fire Safety Statement on all planning applications. The need for a fire statement became a policy requirement with the recent adoption of the new London Plan. Policy D12A states:

In the interests of fire safety and to ensure the safety of all building users, all development proposals must achieve the highest standards of fire safety and ensure that they:

- 1) identify suitably positioned unobstructed outside space: a) for fire appliances to be positioned on b) appropriate for use as an evacuation assembly point
- 2) are designed to incorporate appropriate features which reduce the risk to life and the risk of serious injury in the event of a fire; including appropriate fire alarm systems and passive and active fire safety measures
- 3) are constructed in an appropriate way to minimise the risk of fire spread
- 4) provide suitable and convenient means of escape, and associated evacuation strategy for all building users
- 5) develop a robust strategy for evacuation which can be periodically updated and published, and which all building users can have confidence in
- 6) provide suitable access and equipment for firefighting which is appropriate for the size and use of the development.

A Fire Safety Statement dated 21 Sep 2021 has been prepared by Arco Projects. It is considered that this is adequate to meet the requirements of D12A.

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.

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.