

**Householder Application for Planning Permission for works or extension to a dwelling.
Town and Country Planning Act 1990**

10/0733/HOT

Publication of applications on planning authority websites

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

Please complete using block capitals and black ink.

It is important that you read the accompanying guidance notes as incorrect completion will delay the processing of your application.

1. Applicant Name and Address

Title: First name:

Last name:

Company (optional):

Unit: House number: House suffix:

House name:

Address 1:

Address 2:

Address 3:

Town:

County:

Country:

Postcode:

2. Agent Name and Address

Title: First name:

Last name:

Company (optional):

Unit: House number: House suffix:

House name:

Address 1:

Address 2:

Address 3:

Town:

County:

Country:

Postcode:

3. Description of Proposed Works

Please describe the proposed works:

10. Materials

If applicable, please state what materials are to be used externally. Include type, colour and name for each material:

	Existing (where applicable)	Proposed	Not applicable	Don't Know
Walls		To MATCH Existing	<input type="checkbox"/>	<input type="checkbox"/>
Roof		To MATCH Existing	<input type="checkbox"/>	<input type="checkbox"/>
Windows		UPVC	<input type="checkbox"/>	<input type="checkbox"/>
Doors		UPVC	<input type="checkbox"/>	<input type="checkbox"/>
Boundary treatments (e.g. fences, walls)		As existing	<input type="checkbox"/>	<input type="checkbox"/>
Vehicle access and hard-standing		As existing	<input type="checkbox"/>	<input type="checkbox"/>
Lighting		N/A	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify)			<input type="checkbox"/>	<input type="checkbox"/>

Are you supplying additional information on submitted plan(s)/drawing(s)/design and access statement?

Yes

No

If Yes, please state references for the plan(s)/drawing(s)/design and access statement:

Proposed 2010/02
Existing 2008/02

3. Description of Proposed Works (continued)

Has the work already started? Yes No

If Yes, please state when the work was started (DD/MM/YYYY): (date must be pre-application submission)

Has the work already been completed? Yes No

If Yes, please state when the work was completed (DD/MM/YYYY): (date must be pre-application submission)

4. Site Address Details

Please provide the full postal address of the application site.

Unit: House number: House suffix:

House name:

Address 1:

Address 2:

Address 3:

Town:

County:

Postcode (optional):

5. Pedestrian and Vehicle Access, Roads and Rights of Way

Is a new or altered vehicle access proposed to or from the public highway? Yes No

Is a new or altered pedestrian access proposed to or from the public highway? Yes No

Do the proposals require any diversions, extinguishments and/or creation of public rights of way? Yes No

If Yes to any questions, please show details on your plans or drawings and state the reference number(s) of the plan(s)/drawing(s):

6. Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application? Yes No

If Yes, please complete the following information about the advice you were given. (This will help the authority to deal with this application more efficiently).

Please tick if the full contact details are not known, and then complete as much possible:

Officer name:

Reference:

Date (DD MM YYYY): (must be pre-application submission)

Details of the pre-application advice received:

7. Trees and Hedges

Are there any trees or hedges on your own property or on adjoining properties which are within falling distance of your boundary? Yes No

If Yes, please mark their position on a scaled plan and state the reference number of any plans or drawings:

Will any trees or hedges need to be removed or pruned in order to carry out your proposal? Yes No

If Yes, please show on your plans which trees by giving them numbers e.g. T1, T2 etc, state the reference number of the plan(s)/drawing(s) and indicate the scale.

8. Parking

Will the proposed works affect existing car parking arrangements? Yes No

If Yes, please describe:

9. Authority Employee / Member

With respect to the Authority, I am:

- (a) a member of staff
(b) an elected member
(c) related to a member of staff
(d) related to an elected member
- Do any of these statements apply to you? Yes No

If yes please provide details of the name, relationship and role

11. Ownership Certificates

One Certificate A, B, C, or D, must be completed, together with the Agricultural Holdings Certificate with this application form
CERTIFICATE OF OWNERSHIP - CERTIFICATE A

Town and Country Planning (General Development Procedure) Order 1995 Certificate under Article 7

I certify/The applicant certifies that on the day 21 days before the date of this application nobody except myself/ the applicant was the owner (*owner is a person with a freehold interest or leasehold interest with at least 7 years left to run*) of any part of the land or building to which the application relates.

Signed - Applicant: Or signed - Agent: Date (DD/MM/YYYY):

CERTIFICATE OF OWNERSHIP - CERTIFICATE B

Town and Country Planning (General Development Procedure) Order 1995 Certificate under Article 7

I certify/ The applicant certifies that I have/the applicant has given the requisite notice to everyone else (as listed below) who, on the day 21 days before the date of this application, was the owner (*owner is a person with a freehold interest or leasehold interest with at least 7 years left to run*) of any part of the land or building to which this application relates.

Name of Owner	Address	Date Notice Served

Signed - Applicant: Or signed - Agent: Date (DD/MM/YYYY):

CERTIFICATE OF OWNERSHIP - CERTIFICATE C

Town and Country Planning (General Development Procedure) Order 1995 Certificate under Article 7

I certify/ The applicant certifies that:

- Neither Certificate A or B can be issued for this application
- All reasonable steps have been taken to find out the names and addresses of the other owners (*owner is a person with a freehold interest or leasehold interest with at least 7 years left to run*) of the land or building, or of a part of it, but I have/ the applicant has been unable to do so.

The steps taken were:

Name of Owner	Address	Date Notice Served

Notice of the application has been published in the following newspaper (circulating in the area where the land is situated):

On the following date (which must not be earlier than 21 days before the date of the application):

Signed - Applicant: Or signed - Agent: Date (DD/MM/YYYY):

11. Ownership Certificates (continued)

CERTIFICATE OF OWNERSHIP - CERTIFICATE D

Town and Country Planning (General Development Procedure) Order 1995 Certificate under Article 7

I certify/ The applicant certifies that:

- Certificate A cannot be issued for this application
- All reasonable steps have been taken to find out the names and addresses of everyone else who, on the day 21 days before the date of this application, was the owner (owner is a person with a freehold interest or leasehold interest with at least 7 years left to run) of any part of the land to which this application relates, but I have/ the applicant has been unable to do so.

The steps taken were:

Notice of the application has been published in the following newspaper (circulating in the area where the land is situated):

On the following date (which must not be earlier than 21 days before the date of the application):

Signed - Applicant:

Or signed - Agent:

Date (DD/MM/YYYY):

12. Agricultural Holdings

AGRICULTURAL HOLDINGS CERTIFICATE

Town and Country Planning (General Development Procedure) Order 1995 Certificate under Article 7
Agricultural Land Declaration - You Must Complete Either A or B

(A) None of the land to which the application relates is, or is part of, an agricultural holding.

Signed - Applicant:

Or signed - Agent:

Date (DD/MM/YYYY):

19/02/10

(B) I have/ The applicant has given the requisite notice to every person other than myself/ the applicant who, on the day 21 days before the date of this application, was a tenant of an agricultural holding on all or part of the land to which this application relates, as listed below:

Name of Tenant	Address	Date Notice Served

Signed - Applicant:

Or signed - Agent:

Date (DD/MM/YYYY):

13. Planning Application Requirements - Checklist

Please read the following checklist to make sure you have sent all the information in support of your proposal. Failure to submit all information required will result in your application being deemed invalid. It will not be considered valid until all information required by the Local Planning Authority has been submitted.

The original and 3 copies of a completed and dated application form:

The original and 3 copies of a plan which identifies the land to which the application relates drawn to an identified scale and showing the direction of North:

The original and 3 copies of other plans and drawings or information necessary to describe the subject of the application:

The original and 3 copies of a design and access statement where proposed works fall within one of the following designated areas:

- National Park
- Site of special scientific interest
- Conservation area
- Area of outstanding natural beauty
- World Heritage Site
- The Broads

The correct fee:

The original and 3 copies of the completed, dated Ownership Certificate (A, B, C or D - as applicable):

The original and 3 copies of the completed, dated Article 7 Certificate (Agricultural Holdings):

14. Declaration

I/we hereby apply for planning permission/consent as described in this form and the accompanying plans/drawings and additional information.

Signed - Applicant:

Or signed - Agent:

Date (DD/MM/YYYY):

19/02/10

(date cannot be pre-application)

15. Applicant Contact Details

[Redacted]

16. Agent Contact Details

Telephone numbers

Country code: National number: Extension number:
[] [] []

Country code: Mobile number (optional):
[] []

Country code: Fax number (optional):
[] []

Email address (optional): []

17. Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?



Yes

 No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact? (Please select only one)

 Agent Applicant Other (if different from the agent/applicant's details)

If Other has been selected, please provide:

Contact name:

VAS

Telephone number:

[Redacted]

Email address:

[Redacted]

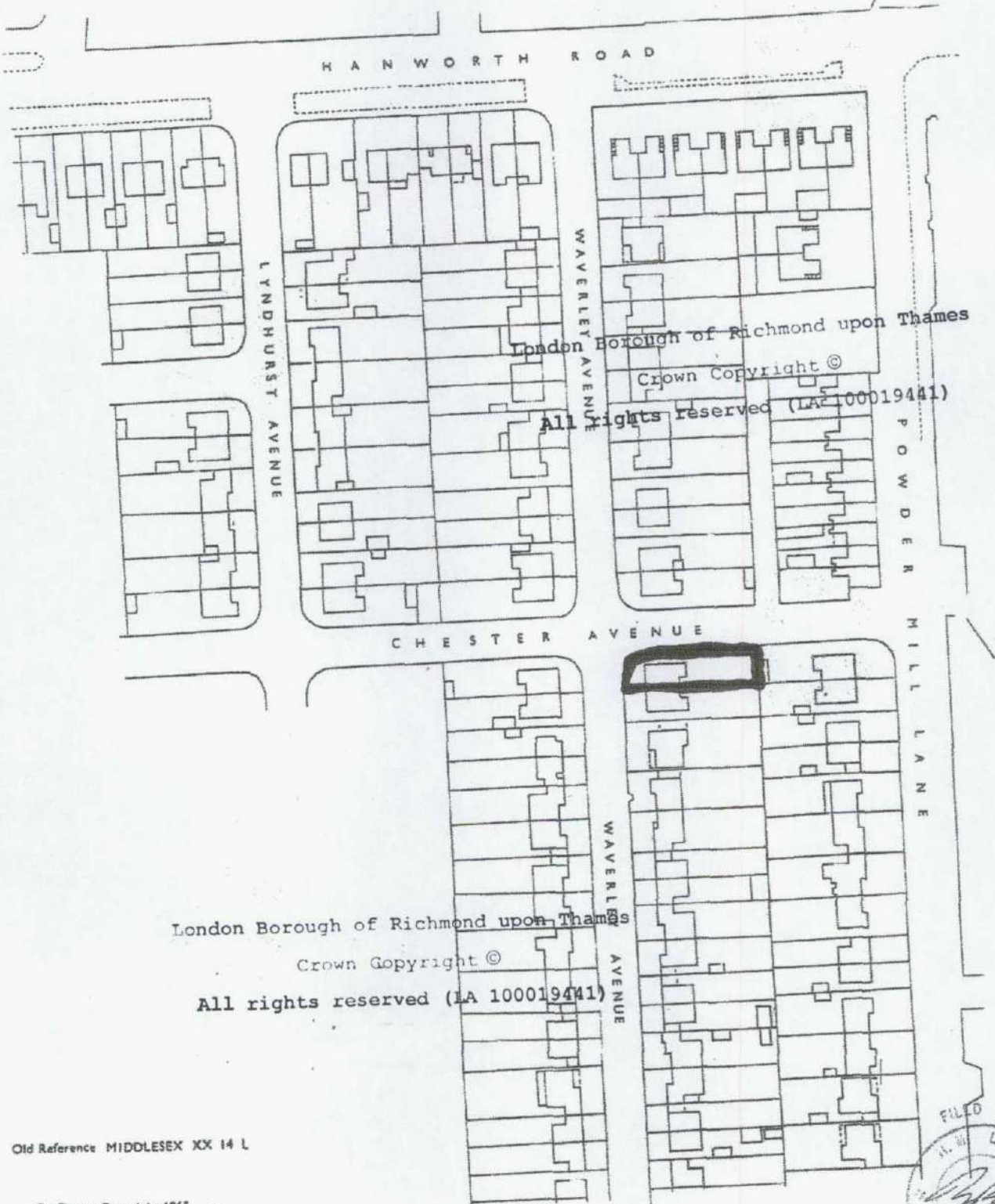
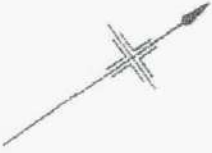
H. M. LAND REGISTRY GENERAL MAP

NATIONAL GRID PLAN TQ 1273 SECTION J
GREATER LONDON

Scale 1/1250

10/0733/HOT

BOROUGH OF RICHMOND UPON THAMES

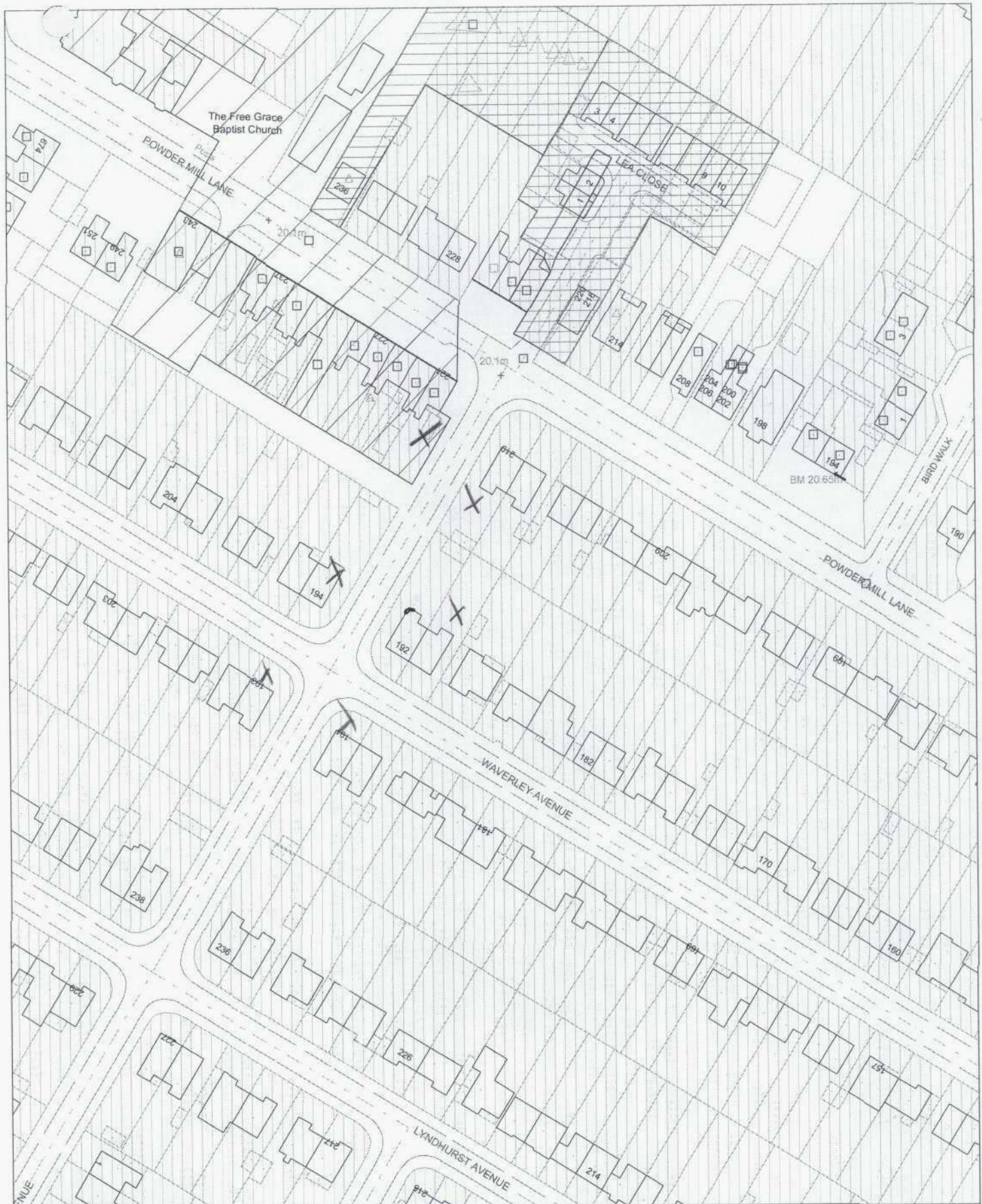


Old Reference MIDDLESEX XX 14 L

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TITLE No. MX 5498





R LONDON BOROUGH OF
RICHMOND UPON THAMES
 Environment Directorate

Ordnance Survey Map Extract

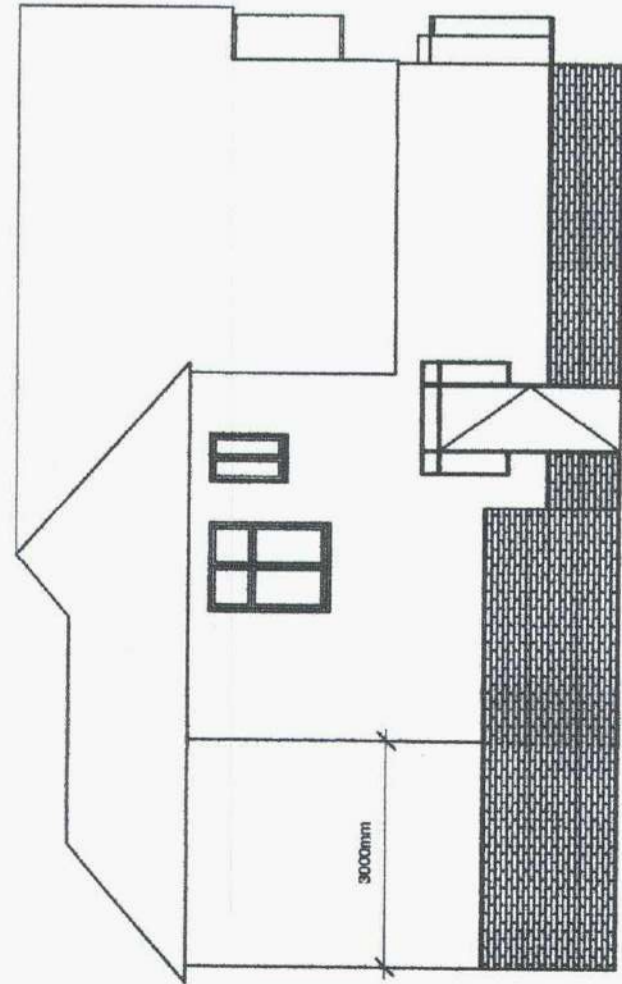
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 TWICKENHAM, TW1 3BZ.
 TEL: 020 8891 1411, TEXTPHONE: 020 8891 7120.
 www.richmond.gov.uk

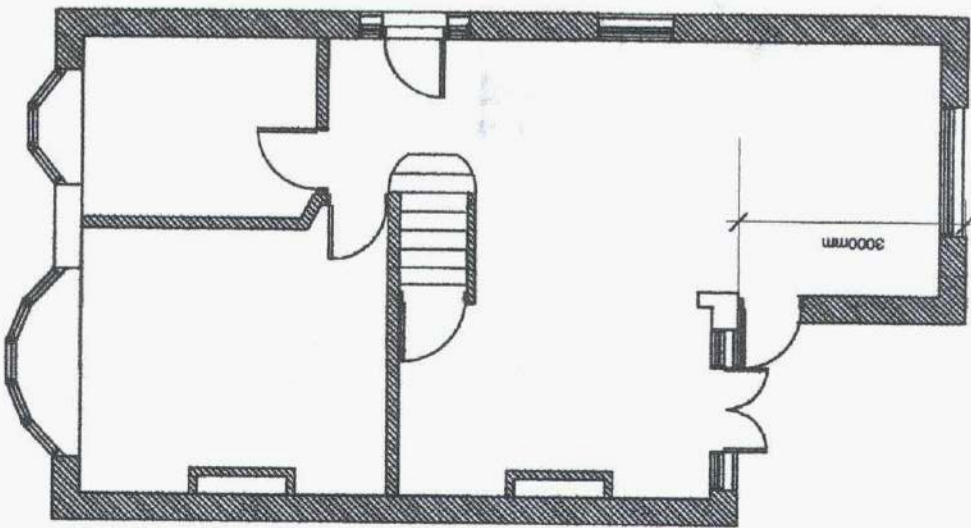
Co-ordinates at centre of map: Easting: 512812 Northing: 173431			
Scale 1: 1250	Date 19/03/10	Section TS	Drawn SC



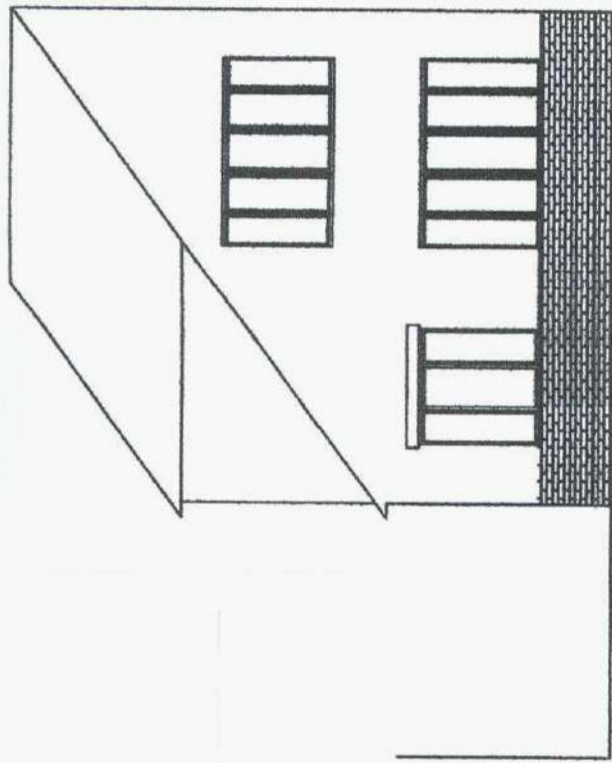
Produced using Datamap, the directorate's Geographic Information System (GIS).



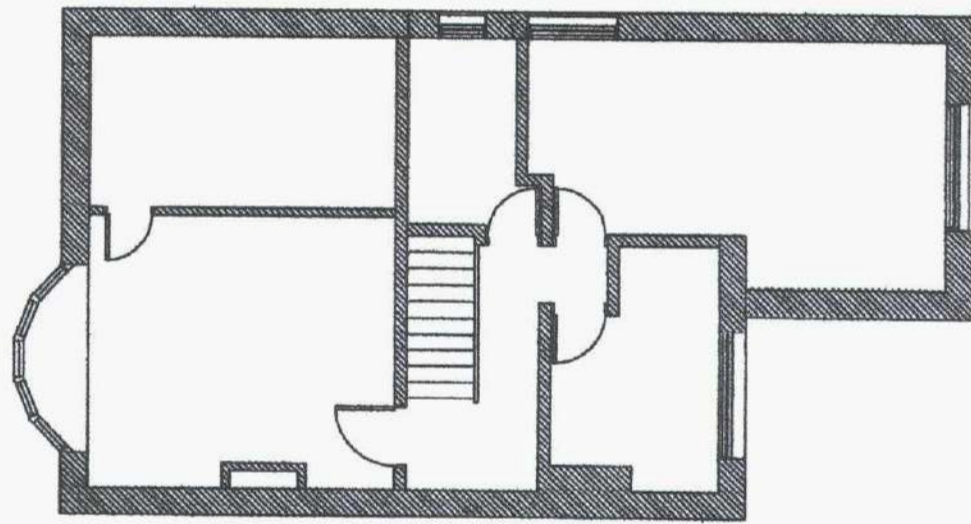
Side Elevation
Scale 1:50 @A3



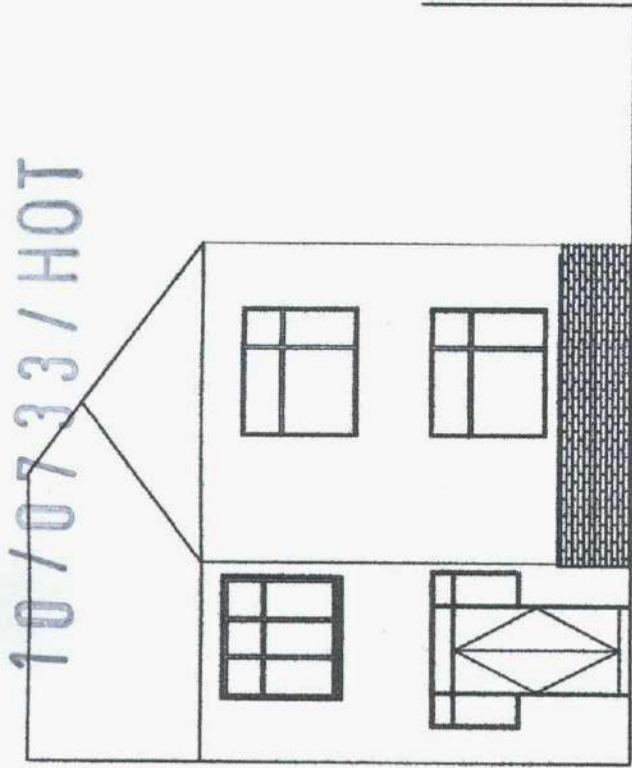
Ground Floor Plan
Scale 1:50 @ A3



Front Elevation
Scale 1:50 @A3



First Floor Plan
Scale 1:50 @ A3



Rear Elevation
Scale 1:50 @A3

Roof Works

Notes

Roof is to be insulated with 120mm thickness Celotex and is to achieve a 'U' value of 0.3w/m². Cover inner face of rafters with 27mm thermal boards
New roof tiles to match the existing on 38 x 25mm s/w battens on untearable roofing felt over 200 x 50mm s/w rafters at 400mm c/cs with horizontal noggins at 750mm c/cs
Ventilation to be supplemented at ridge level using Redland Ridge vent terminal tiles at 1800mm c/cs

Exterior Walls

To Be Constructed in Three Courses Of Engineering Bricks (RED) External walls to be 300mm blocks finished with sand and cement render

Exterior walls are to receive to inner face 27mm thermal plasterboards finished with a skim of caritla plaster wall to meet 'U' value of 0.3w/m²

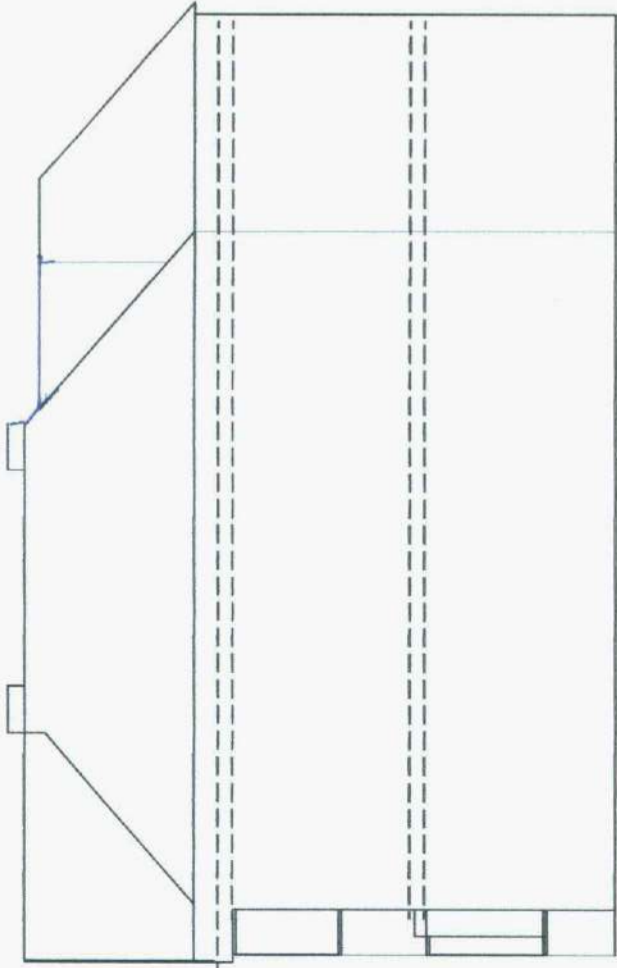
Window

To Be UPVc to match the existing property

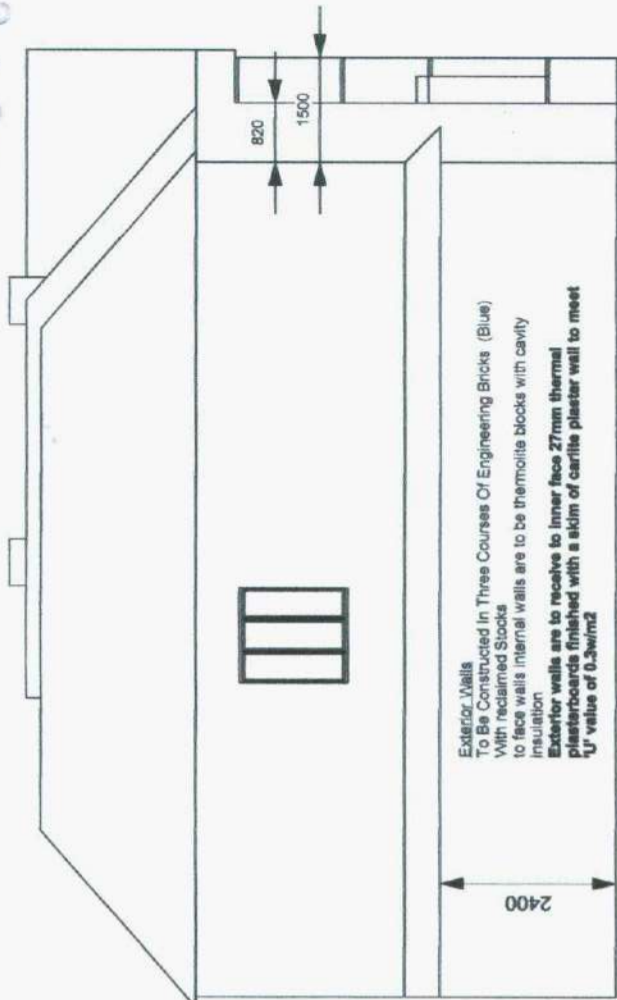
Client MAB	Drawn N.E.	Scale As Shown
	Date March 2009	Job No./Dwg No. 2008/02
Drawing Title	Rev	Notes
Project 192 Waverley Avenue Twickenham		
54 Wilton Avenue Twickenham TW9 6SL Tel: 0771770072 Email: richardm@bluewinet.co.uk This drawing is copyright protected and its portion should not be used without consent. No dimensions are to be scaled off this drawing. All dimensions are to be verified on site.		

RECEIVED
- 9 JUL 2010
PLANNING

10/0733/HOT



PROPOSED
Section Thru
Scale 1:100 @A3



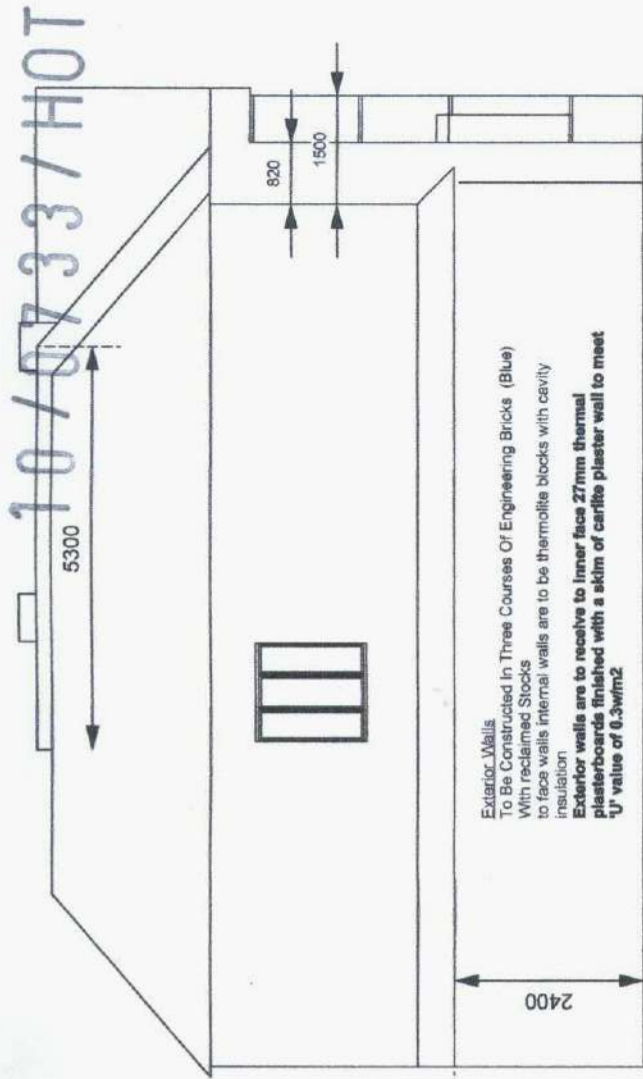
PROPOSED
Flank Elevation
Scale 1:100 @A3

Exterior Walls
To Be Constructed in Three Courses Of Engineering Bricks (Blue)
With reclaimed Stone
to face walls internal walls are to be thermolite blocks with cavity
insulation
Exterior walls are to receive to inner face 27mm thermal
plasterboards finished with a skim of carlisle plaster wall to meet
U' value of 0.3w/m2

Roof - Works
Notes
Roof is to be insulated with 120mm thickness Celotex and is to
achieve
a 'U' value of 0.3w/m2. Cover inner face of rafters with 27mm
thermal boards
New roof construction plain Redland 56 grey tiles on 38 x 25mm s/w
battens on untearable roofing felt over 200 x 50mm s/w rafters at
400mm c/c with horizontal noggins at 750mm c/c
Ventilation to be supplemented at ridge level using Redland Ridge vent
terminal tiles at 1800mm c/c

Exterior Walls
To Be Constructed in Three Courses Of Engineering Bricks (Blue)
With reclaimed Stone
to face walls internal walls are to be thermolite blocks with cavity
insulation
Exterior walls are to receive to inner face 27mm thermal
plasterboards finished with a skim of carlisle plaster wall to meet
U' value of 0.3w/m2

Client 24 Villiers Avenue Widiton Wolverhampton WV2 8BL Tel: 0777179072 Email: richardm@blueyonder.co.uk	Drawn: N.E.	From No.	Scale As Shown
	Date MAY 2009	Job No./Orig No. 2008/06	
Drawing Title Proposed sections		Date	Notes
Project 192 Waverley Avenue Twickenham			
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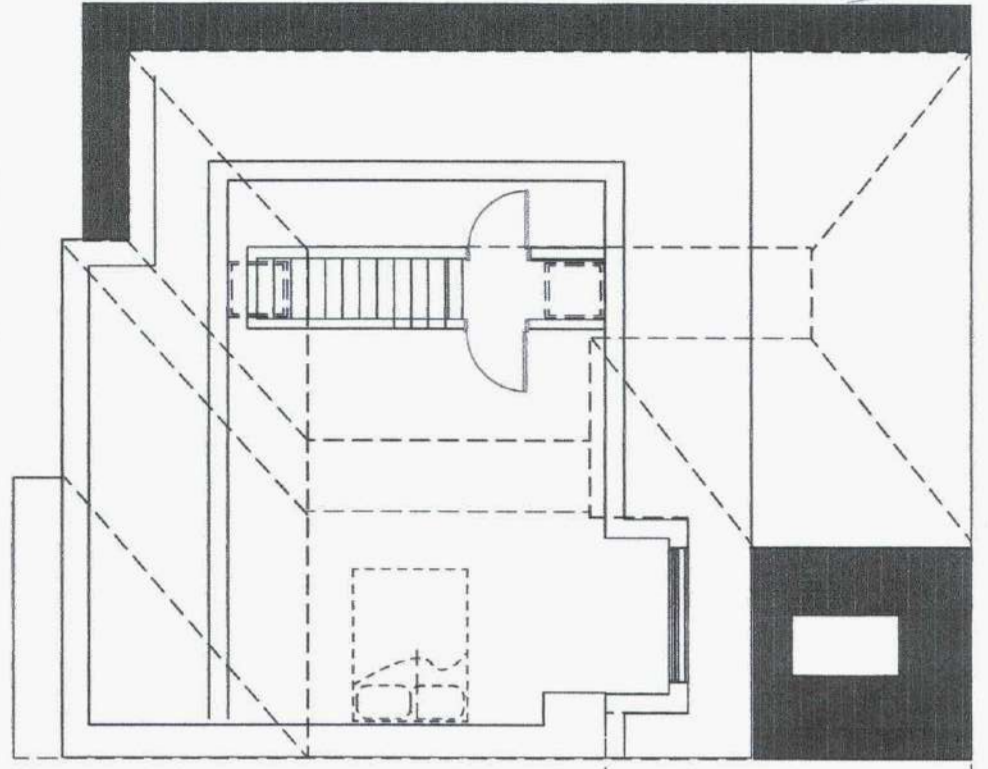
Roof Works
Notes
Roof is to be insulated with 120mm thickness Celotex and is to achieve a 'U' value of 0.3w/m². Cover inner face of rafters with 27mm thermal boards
New roof construction plain Redland 59 grey tiles on 38 x 25mm s/w battens on untearable roofing felt over 200 x 50mm s/w rafters at 400mm o/c's with horizontal nosings at 750mm c/c's
Ventilation to be supplemented at ridge level using Redland Ridge vent terminal tiles at 1800mm o/c's



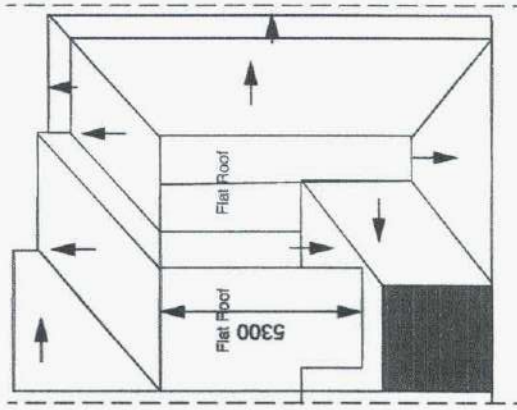
Proposed Ground Floor Plan
Scale 1:100 @ A3



Proposed First Floor Plan
Scale 1:100 @ A3



Proposed Loft Plan
Scale 1:100 @ A3



Proposed Roof Plan
Scale 1:200 @ A3



Client	VAS	Proposed Plans & Elevations
24 Villars Avenue Whiston Twickenham TW2 6SL		192 Waverley Avenue Twickenham
Drawing Title		Project
Proposed Plans & Elevations		192 Waverley Avenue Twickenham
Email: nlatimonds@sluayondar.co.uk		This drawing is copyright protected and no part of it may be reproduced without the written permission of the author. All dimensions are to be verified on site.
Tel: 07771770072		

Application reference: 10/0733/HOT
HEATHFIELD WARD

Date application received	Date made valid	Target report date	8 Week date
17.03.2010	03.08.2010	28.09.2010	28.09.2010

Site:

192 Waverley Avenue, Twickenham, TW2 6DL,

Proposal:

Proposed Two Storey Side Extension And Loft Conversion With Rear Dormer Roof Extension.

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

APPLICANT NAME

Mrs Gala
192 Waverley Avenue
Twickenham
Middlesex
TW2 6DL

AGENT NAME

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

Consultations:

Internal/External:

Consultee

Expiry Date

Neighbours:

217 Powder Mill Lane, Twickenham, TW2 6EQ, -
221 Powder Mill Lane, Twickenham, TW2 6EH, -
194 Waverley Avenue, Twickenham, TW2 6DL, -
193 Waverley Avenue, Twickenham, TW2 6DJ, -
191 Waverley Avenue, Twickenham, TW2 6DJ, -
190 Waverley Avenue, Twickenham, TW2 6DL, -
189 Waverley Avenue, Twickenham, TW2 6DJ, -
221A Powder Mill Lane, Twickenham, TW2 6EH, -
219 Powder Mill Lane, Twickenham, TW2 6EQ, -
221 Powder Mill Lane, Twickenham, TW2 6EH, - 20.08.2010
194 Waverley Avenue, Twickenham, TW2 6DL, - 20.08.2010
193 Waverley Avenue, Twickenham, TW2 6DJ, - 20.08.2010
191 Waverley Avenue, Twickenham, TW2 6DJ, - 20.08.2010
190 Waverley Avenue, Twickenham, TW2 6DL, - 20.08.2010
221A Powder Mill Lane, Twickenham, TW2 6EH, - 20.08.2010
219 Powder Mill Lane, Twickenham, TW2 6EQ, - 20.08.2010

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

Development Management

Status: GTD

Date: 23/08/1988

Application: 88/1721

Erection of a first floor extension.

Development Management

Status: GTD

Date: 21/05/2009

Application: 09/0527/PS192

Proposed Two Storey Rear Extension.

Development Management
Status: REF
Date: 19/08/2009

Application:09/1389/HOT

Proposed Two Storey Side Extension And Loft Conversion With Rear Dormer
Roof Extension.

Development Management
Status: PCO
Date:

Application:10/0733/HOT

Proposed Two Storey Side Extension And Loft Conversion With Rear Dormer
Roof Extension.

Constraints:

10/0733/HOT
192 Waverley Avenue
Twickenham

Site, history and proposal

The application site comprises a two storey semi detached dwelling site on the corner of Waverley Avenue and Chester Avenue. It is not a BTM or in a conservation area.

A LDC was granted for a two storey rear extension under ref. 09/0527/PS192 (not implemented) and a first floor extension granted under ref. 88/1721 (built).

An application for the erection of a two storey side extension and loft conversion with a rear dormer window was refused under ref. 09/1389/HOT for the following reason:

The proposed two storey side extension by reason of its design, mass, scale, bulk and siting in close proximity to the site boundary with Chester Avenue would result in a dominant, asymmetrical and visually intrusive form of development detrimental to the character and appearance of the host dwelling in particular, that of the adjoining semi detached dwelling and the visual amenities of the street scene. The proposal would thereby be contrary to policies BLT11, 13 and 16 of the London Borough of Richmond upon Thames Unitary Development Plan First Review 2005 and the adopted House Extensions and External Alterations SPG.

The proposal is a resubmission of the above application for the erection of a two storey side extension and loft conversion with a rear dormer window. As per the above application, the submitted drawings include the authorised first floor rear extension although this has not been built.

Public and other representations

1 letter received objecting to the loft extension on the grounds of overlooking and increasing the density and layout of the building to a greater extent than has been seen in the immediate vicinity.

Professional comments

In an attempt to address the reason for refusal mentioned above, the following revisions have been made to this scheme:

- Reduction in the width of the first floor by approximately 600mm.
- The first floor of the side extension set back 820mm as opposed to 300mm on the former application.
- Removal of the bay window feature to the side extension.
- A roof introduced over the rear element of the two storey rear extension.
- A reduction in width of the dormer window.

Design and siting.

The adopted Supplementary Planning Guidance for house extensions and alterations requires first floor/two storey side extensions to be subservient to the host dwelling by recessing the first floor 1m from the front main wall with a lowered ridge.

In this case the extension above the cat slide roof would be flush with the façade of the dwelling where the adjacent first floor side extension is recessed by 820mm (from the façade) and the roof nominally lower than the host roof (300mm).

Notwithstanding the revisions made to the scheme, the proposal would still result in a scheme that would not accord with the aims and objectives of the SPG appearing as a dominant addition, detracting from the original form of the host dwelling, particular where in this case the catslide roof would not be retained.

Whilst the existing semi detached pair is somewhat asymmetrical (there is a side dormer roof extension to the adjoining semi and a first floor side extension set back from the façade to no. 192), the proposed two storey side extension would exacerbate this to an unreasonable level unbalancing the pair of semis. There is no extant planning permission in place for a similar extension to no. 190.

The street scene of Waverley Avenue and the surrounding streets is varied with bungalows and two storey semi-detached properties, and whilst a number of houses have been extended to the side, some of which alter the symmetry these were approved prior to the adoption of the SPG or as permitted development. In any event it is not considered that the street scene is varied to such an extent to allow a departure from the SPG in question.

It is noted that there have been two appeals allowed in the vicinity (33 Ellerman Avenue and 16 Sheringham Avenue) where the Planning Inspector held that there was 'nothing remarkable about the street scene' and that the 'road does not have cohesion or regular pattern to it'. Notwithstanding the Planning Inspector's comments on these cases (which incidentally are not carbon copies of this property) these properties are some distance from the application site and as mentioned above it is not considered that the street scene is so varied to allow an exception to guidance to be made.

Those extensions that have been granted, some of which have altered the symmetry, and in the vicinity of the application site are listed below:

174 Waverley Avenue: first floor side extension granted under ref. 00/3164.
189 Waverley Avenue: no planning history
209 Waverley Avenue: rooms over side garage granted under ref. 73/809 and 73/2112
206 Waverley Avenue: first floor extension approved under ref. 78/1421
194 Waverley Avenue: no planning history.

As noted above these authorised extensions were granted prior to the adoption of the household extensions and alterations SPG.

The proposed first floor of the side extension would be sited within 900mm of the boundary with Chester Avenue. Whilst a slight improvement on the refused scheme, the junction is relatively open and spacious with no building footprint (with the exception of a single storey extension to no. 194 Waverley Avenue) within close proximity to the footpath. The proposal is thus still considered to result in an intrusive form of development on this junction projecting beyond the building line on Chester Avenue.

No objection was raised on the previous scheme to the dormer window and it is now considered to be a further improvement (given the introduction of a roof over the rear

extension) and considered an acceptable size which would not dominate the roof plane and with suitable fenestration to it.

Neighbour amenity

One window is proposed on the side elevation however given the separation between this site and no. 194 Waverley Avenue, no harm to amenity is envisaged to the occupants of this property.

No objection was raised with regard to the extensions on the amenity enjoyed by the occupants of no. 190. Whilst the scheme differs in that a roof over the two storey rear element has been introduced, it is not considered that this element alters the opinion in terms of amenity.

With respect to the objection received, given the level of communal overlooking from the first floor it would not be sustainable to refuse the dormer window on grounds of overlooking and loss of privacy.

Trees

Despite the reduction in width and set in from the boundary, the proposal would still result in the loss of a large tree to the side of the subject site and the potential cutting back of a further tree adjacent to the boundary with Chester Road. Whilst these trees are prominent and form a 'green' corridor to the boundary of no. 192's garden with Chester Road, they are not subject of a tree preservation order and whilst their loss would be regrettable if permission were to be granted, the trees contribution towards the visual amenities of the locality are not considered worthy of a TPO in light of those trees being retained in the garden and those elsewhere in the area.

The loss of such vegetation and coupled with the erection of a large two storey extension further emphasises the intrusive nature of the proposal on the street scene.

Transport matters

There are no parking implications for this application. Whilst the application would result in an additional bedroom it is not considered that this would have a detrimental impact on parking in the locality.

Conclusion

The proposal would not overcome the previous reason for refusal and the two storey side extension by reason of its design, mass, scale, bulk and siting in close proximity to the site boundary with Chester Avenue would result in a dominant, asymmetrical and visually intrusive form of development detrimental to the character and appearance of the host dwelling in particular, that of the adjoining semi detached dwelling and the visual amenities of the street scene.

Recommendation

Refuse.

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

Case Officer (Initials): BKS

Dated: 24-09-10

I agree the recommendation:

Rep. BSK
Team Leader/Development Control Manager

Dated: 24-09-10



This application has been subject to representations that are contrary to the officer recommendation. The Development Control Manager has considered those representations and concluded that the application can be determined without reference to the Planning Committee in conjunction with existing delegated authority.

Development Control Manager:

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:	

ADDITIONAL NOTES CONTINUED FROM ABOVE:

Professional Comments:

Civic Centre, 44 York Street, Twickenham TW1 3BZ
tel: 020 8891 7300 text phone 020 8891 7120
fax: 020 8891 7789
email: envprotection@richmond.gov.uk
website: www.richmond.gov.uk

PLANNING

REFUSED

TOWN AND COUNTRY PLANNING ACT 1990: DECISION NOTICE

Your ref: Please contact: Planning Support

Our ref: DC/BRS/10/0733/HOT Please telephone: 0845 612 2660

Letter Printed: 27 September
2010

FOR DECISION DATED
27.09.2010

Dear Madam

Applicant: Mrs Gala

Agent:

WHEREAS in accordance with the provisions of the Town and Country Planning Act 1990 and the orders made thereunder, you have made an application received on **17 March 2010** and illustrated by plans for the permission of the Local Planning Authority to develop land situated at:

192 Waverley Avenue, Twickenham, TW2 6DL

for

Proposed Part Single, Part Two Storey Side/Rear Extension And Loft Conversion With Rear Dormer Roof Extension.

NOW THEREFORE WE THE MAYOR AND BURGESSES OF THE LONDON BOROUGH OF RICHMOND UPON THAMES acting by the Council of the said Borough, the Local Planning Authority HEREBY GIVE YOU NOTICE pursuant to the said Act and the Orders made thereunder that permission to develop the said land in accordance with the said application is hereby **REFUSED** subject to the reasons and informatives summarised below and listed on the attached schedule:-

SUMMARY OF REASONS AND INFORMATIVES

CONDITIONS:

U34705 Reason for refusal

INFORMATIVES:

U49183 Decision drawing numbers ~~~

U49195 Accurate Drawings

Yours faithfully



Robert Angus
Development Control Manager

SCHEDULE OF REASONS AND INFORMATIVES FOR APPLICATION 10/0733/HOT

APPLICANT NAME	AGENT NAME
Mrs Gala 192 Waverley Avenue Twickenham Middlesex TW2 6DL	

SITE:

192 Waverley Avenue, Twickenham, TW2 6DL, .

PROPOSAL:

Proposed Part Single, Part Two Storey Side/Rear Extension And Loft Conversion With Rear Dormer Roof Extension.

DETAILED REASONS

U34705 Reason for refusal

The proposed two storey side extension by reason of its design, mass, scale, bulk and siting in close proximity to the site boundary with Chester Avenue would result in a dominant, asymmetrical and visually intrusive form of development detrimental to the character and appearance of the host dwelling in particular, that of the adjoining semi detached dwelling and the visual amenities of the street scene. The proposal would thereby be contrary to policies BLT11, 13 and 16 of the London Borough of Richmond upon Thames Unitary Development Plan First Review 2005 and the adopted House Extensions and External Alterations SPG.

DETAILED INFORMATIVES

U49183 Decision drawing numbers ~~

For the avoidance of doubt the Drawing(s) No(s) to which this decision refers are as follows:- Site plan, 2010/02, 2008/02, 2008/06 received on 3 August 2010.

U49195 Accurate Drawings

The applicant is advised that any future resubmission of an application at this property will need to include an accurate survey of No 192 Waverley Avenue

END OF SCHEDULE OF REASONS AND INFORMATIVES FOR APPLICATION 10/0733/HOT

HOT Applications

Making an Appeal – Summary Guidance

Whether to appeal

If the Local Planning Authority (LPA) turn down your application, you should look carefully at the reasons why they turned it down before you make an appeal. You should speak to the LPA to see if you can sort out the problem - perhaps by changing your proposal. An appeal should only ever be a last resort.

Type of appeal:

Refusal of permission for HOT applications – this type of appeal is appropriate for domestic alterations and extensions and any ancillary development in the garden. It is not appropriate for alterations to flats.

Appeal time:

Within 12 weeks of the date of this notice.

Who can appeal?

The applicant or their agent may lodge an appeal

The appeals process:

Appeals must be made using a form which you can get from the Planning Inspectorate at Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN

Telephone 0117 372 8000, or online at www.planningportal.gov.uk/pcs.

It will be expected that all appeal documentation will be submitted electronically.

The Planning Inspectorate (on behalf of the Secretary of State) will determine the appeal procedure to be followed. Normally this will proceed by way of the Householder Appeal Service which will rely solely on information submitted at application stage. The Council will send copies of any letters of objection or support they received when considering your application. Further submissions or statements will not be accepted by the Planning Inspectorate.

Your householder appeal will be decided by a Planning Inspector. He/she will consider all the application documents and grounds of appeal and also make an unaccompanied visit to the appeal site. You may be required to provide access to the site for the Inspector.

Appeal decision:

80% of householder appeal decisions will be issued within 8 weeks from the start date of the appeal.

Further information available from:

The Planning Inspectorate – Telephone 0117 372 8000
Fax 0117 372 8139
Website www.planninginspectorate.gov.uk

London Borough of Richmond Upon Thames -
08456 122 660 for advice
email planningappeals@richmond.gov.uk
Website www.richmond.gov.uk

If you need this leaflet in Braille, large print, audio tape, or another language, please contact us on 020 8891 7322 or minicom 020 8831 6001.



The Planning Inspectorate

www.planning-inspectorate.gov.uk

HOUSEHOLDER PLANNING APPEAL FORM

10/070/H/REF
RECEIVED
17 DEC 2010
PLANNING

For official use only
Date received

If you need this document in large print, in audio format, or in Braille, please contact our helpline on 0117 372 6372. To help you fill in this form correctly please refer to the enclosed guidance leaflet "How to complete your householder planning appeal form".

WARNING: The appeal and essential supporting documents must reach the Inspectorate within 12 weeks of the date shown on the Local Planning Authority's decision notice. If your appeal and essential supporting documents are not received in time we will not accept the appeal.

PLEASE PRINT CLEARLY IN CAPITALS USING BLACK INK

A. APPELLANT DETAILS

See section A of the guidance leaflet. The name of the person(s) making the appeal must appear as an applicant on the planning application form.

Name MRS GALA

Organisation name (if applicable)

Address 192 WAVERLEY AVENUE
TWICKENHAM Postcode TW2 6JL

Daytime phone [REDACTED] Fax

I prefer to be contacted by Post Email *

* Email address [REDACTED]

B. AGENT DETAILS (IF ANY) FOR THE APPEAL

See section B of the guidance leaflet.

Name MR NICK EDMONDS

Organisation name (if applicable)

Address 24 VILLIERS AVENUE
TWICKENHAM Postcode TW2 6BL

Your reference 10/333

Daytime phone 0777177072 Fax

I prefer to be contacted by Post Email *

* Email address NICKEDMONDS@BLUEYONDER.CO.UK

C. LOCAL PLANNING AUTHORITY (LPA) DETAILS

See section C of the guidance leaflet.

Name of the LPA LONDON BOROUGH OF RICHMOND

LPA's application reference number DC/BRS/10/0733/HOT UPON THAMES

Date of the application 17 03 10

Date of the LPA's decision notice 27 09 10



D. APPEAL SITE ADDRESS

See section D of the guidance leaflet.

Address 192 WAVERLEY AVENUE
TWICKENHAM
Postcode TW2 6DL

Note: Failure to provide the full postcode may delay the processing of your appeal.

Please answer the questions below:

- 1 Is the appeal site within a Green Belt? Yes No
- 2 Could the Inspector see the relevant parts of the appeal site sufficiently to judge the proposal from public land? Yes No
- 3 Are there any health and safety issues at, or near, the site which the Inspector would need to take into account when visiting the site? If yes, please describe them on a separate sheet. Yes No

E. DESCRIPTION OF THE DEVELOPMENT

See section E of the guidance leaflet.

Has the description of the development changed from that on the application form? Yes No

PROPOSED PART SINGLE, PART TWO STOREY
SIDE/REAR EXTENSION AND LOFT CONVERSION
WITH REAR DORMER ROOF EXTENSION

Area of floor space of proposed development in square metres 140 m²

F. REASON FOR THE APPEAL

See section F of the guidance leaflet.

The reason for this appeal is that the LPA has (please tick which applies):

- 1 Refused planning permission
- 2 Refused permission to vary a condition(s).

G. GROUNDS OF APPEAL

See section G of the guidance leaflet to help you decide what to include in your appeal

PLEASE SEE DOCUMENT NO 10/333
REASONS FOR APPEAL

Please continue on a separate sheet if necessary.

H. (part one) SITE OWNERSHIP CERTIFICATES

This must be completed for all appeals. See section H of the guidance leaflet.

We need to know who owns the appeal site. If you do not own the appeal site or if you own only a part of it, we need to know the name(s) of the owner(s) or part owner(s) and be sure that you have told them that you have made an appeal.

You must tick below which of the "certificates" applies.

Please tick **ONE** box only ✓

If you are the **sole** owner of the **whole** appeal site, certificate A will apply:

CERTIFICATE A

A

I certify that, on the day 21 days before the date of this appeal, nobody except the appellant, was the owner of any part of the land to which the appeal relates:

OR

CERTIFICATE B

B

I certify that the appellant (or the agent) has given the requisite notice (see *Guidance Notes*) to everyone else who, on the day 21 days before the date of this appeal, was the owner of any part of the land to which the appeal relates, as listed below:

Owner's name

Address at which the notice was served

Date the notice was served (this must be within the last 21 days)

<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>

OR

CERTIFICATES C & D

If you do not know who owns all or part of the appeal site, complete either Certificate C or Certificate D in the guidance leaflet and attach it to the appeal form.

C/D

H. (part two) AGRICULTURAL HOLDINGS CERTIFICATE

This must be completed for all appeals. See section H of the guidance leaflet.

We need to know whether the appeal site forms part of an agricultural holding.

Please tick either (a) or (b).

Please tick **ONE** box only ✓

a) None of the land to which the appeal relates is, or is part of, an agricultural holding:

A

OR

b) The appeal site is, or is part of, an agricultural holding and the appellant (or the agent) has given the requisite notice to every person (other than the appellant) who, on the day 21 days before the date of the appeal, was a tenant of an agricultural holding on all or part of the land to which the appeal relates as listed below:

B

Please note: If the appellant is the sole agricultural tenant, (b) should be ticked and 'not applicable' should be written under "Tenant's name".

Tenant's name

Address at which the notice was served

Date the notice was served (this must be within the last 21 days)

<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>

I. ESSENTIAL SUPPORTING DOCUMENTS

See section I of the guidance leaflet.

If we do not receive both your appeal documents by the end of the 12 week appeal period we will not accept your appeal.

You must send the documents listed below with your appeal form. Please tick the boxes to confirm the documents are enclosed.

- 1 A copy of the original **planning application form** sent to the LPA.
- 2 A copy of the **LPA's decision notice**.

1

2

J. OTHER APPEALS

See section J of the guidance leaflet.

If you have sent other appeals for this or nearby sites to us and these have not been decided, please give details and our reference numbers.

N/A

K. CHECK SIGN AND DATE

See section K of the guidance leaflet.

Please tick the boxes to confirm that the following actions have been carried out.

- 1 I have completed all sections of the form and the details of the ownership (sections H, parts one and two) are correct to the best of my knowledge.
- 2 I have enclosed **both** the essential supporting documents listed in section I.
- 3 I have enclosed my grounds of appeal (if not given in section G).
- 4 I have sent a copy of this appeal form and relevant documents to the LPA (if you do not we will not normally accept your appeal).
- 5 I have signed and dated the form (unsigned forms will be returned to you).

Signature

Date 14/12/10

Name (in capitals)

MRS GACA

On behalf of (if applicable)



The gathering and subsequent processing of the personal data supplied by you in this form, is in accordance with the terms of our registration under the Data Protection Act 1998. Further information about our Data Protection policy can be found on our website under "Privacy Statement" and in the guidance leaflet.

L. NOW SEND

See section L of the guidance leaflet.

1 COPY to us at:

The Planning Inspectorate
Scanning Team (Householder Appeals)
Temple Quay House
2 The Square
Temple Quay
Bristol
BS1 6PN
Helpline: 0117 372 6372

1 COPY to the LPA

1 COPY for you to keep

When we receive your appeal form, we will write to you letting you know if your appeal is valid, who is dealing with it and what happens next.

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The Copyright Unit
Her Majesty's Stationery Office
St Clements House
2-6 Colegate
Norwich
NR3 1BQ

Marta Ziemska

From: Marta Ziemska
Sent: 12 January 2011 13:15
To: 'teamp14@pins.gsi.gov.uk'
Subject: appeal: 192 Waverley Avenue, Twickenham, APP/L5810/D/11/2143556
Attachments: report 09 1389 HOT.pdf; application notif letter.doc; conditions.doc; decision 09 1389 HOT.pdf; notif letter.doc; notif list.doc; BLT11 13 16.doc; SPGstatus-House Extensions.doc; SPG house extensions.pdf

Dear Louise,

Further to the online questionnaire, please find attached supporting documents.

Regards,

Marta Ziemska
Appeals and Enforcement
Planning Department
London Borough of Richmond upon Thames
tel 0208 8917455

I would like to add that the views expressed in this email are informal only and do not prejudice any decision the Council may make on any future application which may be submitted in respect of the above property.

Marta Zieminska

From: Marta Zieminska
Sent: 12 January 2011 13:19
To: 'nickedmonds@blueyonder.co.uk'
Subject: appeal: 192 Waverley Avenue, Twickenham, ref. 10/0733/HOT
Attachments: report 09 1389 HOT.pdf; application notif letter.doc; conditions.doc; decision 09 1389 HOT.pdf; notif letter.doc; notif list.doc; BLT11 13 16.doc; SPGstatus-House Extensions.doc; SPG house extensions.pdf; Questionnaire.pdf

Dear Mr Edmonds,

Please find attached a copy of the Council's questionnaire and other supporting documents as submitted today to the Planning Inspectorate.
Regards,

Marta Zieminska
Appeals and Enforcement
Planning Department
London Borough of Richmond upon Thames
tel 0208 8917455

I would like to add that the views expressed in this email are informal only and do not prejudice any decision the Council may make on any future application which may be submitted in respect of the above property.

QUESTIONNAIRE (Online Version) HOUSEHOLDER PLANNING

Appeal Ref:	APP/L5810/D/11/2143556		
Appeal By:	Mrs Gala		
Address	192 Waverley Avenue Twickenham		
Postcode	TW2 6DL	Grid Reference: Easting	5127920
		Northing	1734252

When you have completed this questionnaire you must send a copy, with attachments, to the appellant/agent and to our case officer, **within 5 working days** of the 'starting date'. You can send it to us by e-mail. The start date and case officer's details and e-mail address are in our letter.

1	Do you agree that the Householder Appeals Service (HAS) written representation procedure is appropriate for this appeal? Please note there must be exceptional reasons for us to agree to a procedure other than HAS. If your answer is no, please give your reasons below.	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
	<div style="border: 1px solid black; height: 40px; width: 100%;"></div>	
	<i>NB – The fact that a decision was made against officer recommendations will not, on its own, be regarded as an exceptional reason.</i>	
2	Can the Inspector see the relevant parts of the appeal site from public land?	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
3	Will the reasons for refusal/grounds of appeal require the Inspector to enter:	
	a. the appeal site or property to judge the appeal proposal?	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO
	<i>If Yes, please explain;</i>	
	<div style="border: 1px solid black; height: 40px; width: 100%;"></div>	
	b. a neighbour's land or property to judge the appeal proposal?	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO
	<i>If YES, please identify the property and for what purpose</i>	
	<div style="border: 1px solid black; height: 40px; width: 100%;"></div>	

- 4 Are you aware of any specific health and safety issues, from you Officer's visits to the site or otherwise, which would need to be taken into account when the inspector visits the site? YES NO

Please describe:

- 5 Is the site within a Conservation area? YES NO

If Yes, please ensure a plan of the Conservation Area is sent with your case file.

- 6 Would the proposed development affect the setting of a listed building? YES NO

If Yes, please ensure a copy of the relevant listing description from the List of Buildings of Special Architectural or Historic Interest is sent with your case file.

- 7 Did you give publicity, as required, for the site being within a conservation area or affecting a listed building? YES NO

If Yes, please send a copy of the site notice and / or local advertisement published under Article 13 of the DMPO 2010.

- 8 Is any part of the site subject to a Tree Preservation Order? YES NO

If Yes, please ensure a plan showing the extent of the Order and any relevant details is sent with your case file.

- 9 a. Are there any appeals or matters relating to the same site still being considered by us or the Secretary of State? YES NO

If Yes, please give our Reference numbers and if necessary send details with your case file

- b. Are there any appeals or matters adjacent or close to the site still being considered by us or the Secretary of State? YES NO

If Yes, please give our Reference numbers and if necessary send details with your case file

**Environmental Impact Assessment
Schedule 2**

- 10 a. (i) Is the proposed development Schedule 2 development as described in Column 1, Schedule 2 of the Town and Country Planning (Environmental Impact Assessment) (England and Wales) Regulations 1999? YES NO

(ii) Under which description of development in Column 1? (ie Nos 1-13)

- (iii) Is the applicable threshold/criteria in column 2 exceeded/met? YES NO

- b. Is the development within or partly within a 'sensitive area' as defined by regulation 2 of the Town and Country Planning (Environmental Impact Assessment) (England and Wales) Regulations 1999? YES NO

If Yes, please provide details with your case file.

Screening

- c. (i) Have you issued a screening opinion (SO)? YES NO

If Yes, please send a copy of the SO that was placed on the planning register, and any other related correspondence with your case file.

- (ii) Did the SO state that the proposed development is EIA development as defined by the EIA Regulations? YES NO

If you decided that the proposed development is not EIA development as defined by the EIA Regulations, please send brief reasons for your opinion with your case file.

Environmental Statement (ES)

- d. Has the appellant supplied an environmental statement? YES NO

If Yes, please supply any related correspondence from statutory consultees and others that you may have had about the adequacy of the environmental information contained in the ES, having regard to the Town and Country Planning (Environmental Impact Assessment) (England and Wales) Regulations 1999 and Circular 2/99.

Publicity

- e. If applicable, please send a copy of the site notice and local advertisement published under Article 13 of the DMPO 2010, as required for EIA development with your case file. Applies N/A

- 11 Please review conditions a) and b) below and advise whether they are necessary and provide a list of any other conditions you regard as necessary and which meet the requirements of circular 11/95.

- a. the development hereby permitted shall be begun before the expiration of three years from the date of this permission. YES NO

- b. the materials to be used in the construction of the external surfaces of the development hereby permitted shall match those used in the existing building. YES NO

- c. Any other conditions you regard as necessary. YES NO

If yes, please provide reasons why you regard the condition necessary.

12 LPA Complete Case File

Please note the complete case file you send should include **everything** you considered when making the decision at application stage and all the documents requested in this questionnaire. Please tick those that apply.

Applies No of Docs

- a (i) All the plans submitted with the application.
- a (ii) A list of the plans submitted with the application, stating each reference number and clearly indicating which of these plans was under consideration at the time the application was decided.
- b (i) A copy of the letter with which you notified interested parties about the householder planning application and a list of the addresses to which it was sent.
- b (ii) All representations received from interested parties about the application.
- c. A copy of the letter with which you notified people about the appeal and a list of the addresses to which it was sent.
- d. Planning Officer's report to committee or delegated report on the application and any other relevant documents/minutes.
- e. Design and Access Statement (if submitted).
- f. Extracts from any statutory development plan policy (inc front page, title and date of approval/adoption and status).
- g. Extracts from relevant policies which have been saved by way of a direction (attach a copy of the direction and the accompanying letter from the GO).
- h. Extracts from any supplementary planning guidance that you consider necessary, together with its status, whether it was the subject of public consultation and consequent modification, whether it was formally adopted and if so, when. In the case of emerging documents, please state what stage they have reached.
- i. Relevant planning history, including a list of relevant documents taken into account when considering the application.
- j. Attachments as required at Q5 – 10.

13 a) How do you wish to submit the documents associated with this case file?

Give the website address of your case file and / or Upload individual documents Document provided

Website address:

b) Please let us know if, for any reason, you have not been able to attach any of the required documents and confirm they will follow under separate e-mail. N/A No of Docs

LPA Details

I certify that a copy of this appeal questionnaire and any enclosures will be sent to the appellant or agent today.

Completed by:

Name

Marta Zieminska

Phone

02088917455

Email

planningappeals@richmond.gov.uk

On behalf of

Richmond Upon Thames London Borough Council

Appeal Ref:	APP/L5810/D/11/2143556
Appeal by:	Mrs Gala
Site Address:	192 Waverley Avenue Twickenham TW2 6DL

The following documents should be sent to us within 5 working days of the 'starting date'

Description	No. Sent

Completed By	Marta Zieminska	Date	12 January 2011
LPA	Richmond Upon Thames London Borough Council		

PLEASE ENSURE THAT A COPY OF THIS SHEET IS ENCLOSED WHEN POSTING THE ABOVE DOCUMENTS TO US.

20/08
10/09

Q 11/01

INFORMATION TO BE SENT WITH HOUSEHOLDER APPEAL QUESTIONNAIRE

File Number: 10/0733/HOT

P.I.N.S. Reference: APP/L5810/ 214 3556

4/ Conservation Area Statement for appeal site/ affecting adjacent CA N/A

5/ Listing description of buildings affected by proposal N/A

6/ Planning notice (within CA or Affecting LB) N/A

7/ Tree Preservation Order (appeal site only) N/A

8/ a. Ref.nos. of current appeals under consideration (PINS reference)
b. Other current appeals close to the site

9/ a.-e. EIA questions – see application N/A

✓ 10/ a. Appeal Notification letter } 11/01
b. Appeal Notification list

✓ 11/ Conditions time limit, materials, no window on side elevation other than shown
12/ Case file: side window @ 1st floor obscure glazed and unopenable

- Include link to documents on public website (ask scanning to amend indexing of individual documents if necessary)
- attach documents relevant to 4, 5, 6, 7, 10 & 11

plus:

✓ Development plan policies:
UDP BLT 11, 13, 16
London Plan
Core Strategy

✓ Supplementary planning guidance House ext.
Supplementary planning document N/A

~~Committee report (overturn cases)~~ Delegated
Committee minutes dated..... 1 rep

✓ 09/1389/HOT refused + report

CORNER PLOT AT HANWORTH RD
AND LYNDAURST AVE.



①

CORNER PLOT AT HANWORTH RD
AND WAVERLEY AVE



CORNER PLOT AT HANWORTH RD
AND LYNDAURST AVE



CORNER PLOT AT WAVERLEY AVE
AND WOODLAND CROSSING

10/0733

CORNER PLOT AT POWDER MILL LANE
AND CHEYNE AVE



(2)

10/0733



CORNER PLOT POWDER MILL LANE
AND CHEYNE AVE.



CORNER PLOT LYNDHURST AVE
AND WAVERLEY AVE

CORNER PLOT AT LINDHURST AVE CORNER PLOT AT WAINTRILEY AVE
AND CHEYNE AVE



(3)

10/0735



CORNER PLOT AT LINDHURST AVE CORNER PLOT AT LINDHURST AVE
AND ALBERMARLE AVE AND CHEYNE AVE

CORNER PLOT OF LYNTHURST AVE



(4)

CORNER PLOT AT LYNTHURST AVE AND PEMBROKE AVE



10/07/23

RECEIVED

17 DEC 2010



CORNER PLOT OF LYNTHURST AVE CORNER PLOT AT CATHYNG AVE AND SHERRINGHAM AVE.





(5)



10/0733



CORNER PLOT WARRENBY AVENUE,
AND CHRYNE AVENUE

RECEIVED

17 DEC 2010

ANNING



⑨

10/07 35



10/0753



17 DEC 2010



(7)



RECEIVED



17 DEC 2010

RECEIVED



10/07 33

10/07 33



RECEIVED
17 DEC 2010
PLANNING

⑨

10/0733



10/0755



⑩



RECEIVED

17 DEC 2010

11

10/0753



12

10/0757

RECEIVED
17 DEC 2010
PLANNING



15

10/0733



Appeal Decision

Site visit made on 1 February 2011

by Christopher Millns BSc (Hons) MSc CEng FICE FCIHT

an Inspector appointed by the Secretary of State for Communities and Local Government

Decision date: 11 February 2011

Appeal Ref: APP/L5810/D/11/2143556

192 Waverley Avenue, Twickenham TW2 6DL

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant planning permission.
 - The appeal is made by Mrs Gala against the decision of the Council of the London Borough of Richmond-upon-Thames.
 - The application Ref 10/0733/HOT, dated 19 February 2010, was refused by notice dated 27 September 2010.
 - The development proposed is a double storey side addition and loft conversion.
-

Decision

1. I allow the appeal, and grant planning permission for a part single, part two storey side/rear extension and loft conversion with rear dormer roof extension at 192 Waverley Avenue, Twickenham TW2 6DL in accordance with the terms of the application, Ref 10/0733/HOT, dated 19 February 2010 subject to the following conditions:
 - 1) The development hereby permitted shall begin not later than three years from the date of this decision.
 - 2) Except as required by condition 3 of this permission, the development hereby permitted shall be carried out in accordance with the following approved plans: Drawing No 2008/02, (Untitled); 2008/06, (Proposed Sections); 2010/02, (Proposed Plans and Elevations).
 - 3) The materials to be used in the construction of the external surfaces of the extension hereby permitted shall match those used in the existing building.

Clarification

2. The description of the development as set out above is that used in the planning application. However, the plans submitted with the application show that the proposed development is a part single, part two storey side/rear extension and loft conversion with rear dormer roof extension. This is the description used by the Council in its decision and by the appellant on the appeal form. I have therefore considered the appeal on this basis.

Main Issue

3. The main issue is the effect of the proposed extensions on the character and appearance of the host dwelling, the pair of adjoining semi-detached dwellings and on the street scene.

Reasons

4. The semi-detached house on the appeal site has a distinctive architectural style incorporating a catslide roof on the front elevation in common with the adjoining dwelling at No 190. This feature contributes to the character and appearance of the dwelling and its removal as part of the proposals would be a loss in these respects. Nevertheless, I appreciate the appellant's view that it reduces valuable floor space. In addition, I saw on my site visit that the prominence of the catslide roof on No 190 has already been substantially affected by the bulky dormer on its side elevation. This detracts significantly from the value of the catslide roof on the appeal dwelling which relies to a large extent on the symmetry of the feature on the adjoining dwellings. Taking this into account, the proposed removal of the catslide roof on the appeal dwelling would not in my view unduly impact on its character and appearance.
5. The side extension would be set back from the front elevation of the existing dwelling with the ridge height set a little lower than the main roof. The extent of the set back from the front elevation would be a little less than that advised in the Council's Supplementary Planning Guidance for House Extensions and External Alterations (SPG). Nevertheless it would help to retain the prominence of the original dwelling in relation to the extension. Although the first floor extension above the catslide roof would be flush with the existing front wall of the dwelling, this would integrate well with the existing elevation and help to emphasise the set back on the two storey side extension.
6. The proposals overall represent a significant increase in the effective floor space within the dwelling to the benefit of the occupants. This would in part be achieved by the proposed loft conversion and the alterations to the catslide roof. The proposed increase in width of the main front elevation would be modest at some 3m. Taking into account the 'set back' and lower ridge height referred to above, the two storey side extension would not appear unduly prominent.
7. I saw on my site visit the variety of dwelling types and styles nearby. A number of these dwellings have been extended including several on corner plots similar to the appeal dwelling. The majority also appear to be semi-detached properties where the original balance between the adjoining dwellings has been lost. There appears to be little uniform pattern to these extended dwellings in terms of either their scale or design.
8. The Council points out that the extensions to properties in Waverley Avenue which affect the symmetry of adjoining dwellings were granted prior to the adoption of the SPG or constitute permitted development. Even so, they are now an accepted part of the street scene against which the appeal proposals need to be assessed. On this basis, I am not persuaded that the proposed extensions to the appeal dwelling would appear out of keeping within the street scene. Although the flank wall of the two storey side extension would be close to the boundary with Chester Avenue, the junction area with Waverley Avenue would still in my view appear open and spacious given the generous road and pavement widths in the immediate vicinity.
9. Taking the above factors into account, I conclude that, on balance, the proposals would not have a significantly adverse effect on the character and appearance of the host dwelling or on the pair of adjoining semi-detached properties. Nor do I consider, for the reasons given above, that the character and appearance of the street scene would be unduly affected. The proposed

extensions would not therefore conflict with the objectives of Policies BLT11, BLT13 and BLT16 which seek to ensure high standards of design and the safeguarding of the amenity of nearby residents.

10. I have considered the issue raised by the resident of No 190 regarding loss of privacy due to overlooking of her rear garden from the proposed dormer and loft conversion. I appreciate that this window would be at a higher level than the existing rear facing windows in the appeal dwelling. However, given the current level of overlooking available from the first floor windows, any additional impact in this respect would not in my view be significant.
11. Condition 2 is needed for the avoidance of doubt and in the interests of proper planning. Condition 3 is necessary to protect the character and appearance of the dwelling and the surrounding area. The conditions suggested by the Council to restrict the provision of and type of windows in the first floor side elevation of the dwelling are unnecessary in my view given the distance separating the dwelling from the neighbouring property on the opposite side of Chester Avenue.
12. I have taken all the other issues raised into account but they do not override the factors leading to my conclusion that the appeal should be allowed.

Christopher Millns

INSPECTOR