

**PLANNING REPORT**

Printed for officer by
Holly Eley on 8 December 2021

Application reference: 21/3940/PDE
TWICKENHAM RIVERSIDE WARD

Date application received	Date made valid	Target report date	8 Week date
11.11.2021	11.11.2021	23.12.2021	23.12.2021

Site:

25 Marble Hill Gardens, Twickenham, TW1 3AU,

Proposal:

Single storey rear extension 4.55m depth, 2.65m eaves height, 3.63m overall height

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

APPLICANT NAME

Mr And Mrs Reilly
25, Marble Hill Gardens
Twickenham
TW1 3AU

AGENT NAME

Jessica Inwood
14 Cheyne Road
Ashford
TW15 1TH

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

Consultations:**Internal/External:**

Consultee

Expiry Date

Neighbours:

17 Owen House,Haggard Road,Twickenham,TW1 3AQ, - 16.11.2021
15 Owen House,Haggard Road,Twickenham,TW1 3AQ, - 16.11.2021
12 Owen House,Haggard Road,Twickenham,TW1 3AQ, - 16.11.2021
10 Owen House,Haggard Road,Twickenham,TW1 3AQ, - 16.11.2021
8 Owen House,Haggard Road,Twickenham,TW1 3AQ, - 16.11.2021
6 Owen House,Haggard Road,Twickenham,TW1 3AQ, - 16.11.2021
4 Owen House,Haggard Road,Twickenham,TW1 3AQ, - 16.11.2021
1 Owen House,Haggard Road,Twickenham,TW1 3AQ, - 16.11.2021
18 Owen House,Haggard Road,Twickenham,TW1 3AQ, - 16.11.2021
16 Owen House,Haggard Road,Twickenham,TW1 3AQ, - 16.11.2021
14 Owen House,Haggard Road,Twickenham,TW1 3AQ, - 16.11.2021
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7 Owen House,Haggard Road,Twickenham,TW1 3AQ, - 16.11.2021
5 Owen House,Haggard Road,Twickenham,TW1 3AQ, - 16.11.2021
3 Owen House,Haggard Road,Twickenham,TW1 3AQ, - 16.11.2021
2 Owen House,Haggard Road,Twickenham,TW1 3AQ, - 16.11.2021
Flat 7,Burrell House,Haggard Road,Twickenham,TW1 3AG, - 16.11.2021
Flat 5,Burrell House,Haggard Road,Twickenham,TW1 3AG, - 16.11.2021
Flat 8,Burrell House,Haggard Road,Twickenham,TW1 3AG, - 16.11.2021

Flat 6,Burrell House,Haggard Road,Twickenham,TW1 3AG, - 16.11.2021
23 Marble Hill Gardens,Twickenham,TW1 3AU, - 16.11.2021
27 Marble Hill Gardens,Twickenham,TW1 3AU, - 16.11.2021

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

Development Management

Status: GTD Application:72/0937
Date:10/08/1972 Erection of single storey rear extension to kitchen and lounge.

Development Management

Status: GTD Application:08/0965/HOT
Date:09/05/2008 Replace flat roof on ground floor extension with pitched roof.

Development Management

Status: GTD Application:21/3568/PS192
Date:18/11/2021 Proposed dormer roof extension.

Development Management

Status: PDE Application:21/3940/PDE
Date: Single storey rear extension 4.55m depth, 2.65m eaves height, 3.63m overall height

Building Control

Deposit Date: 13.08.2008 Replace flat roof with pitched roof and formation of ground floor WC

Reference: 08/1675/FP

Application Number	21/3940/PDE
Address	25 Marble Hill Gardens, Twickenham, TW1 3AU
Proposal	Single storey rear extension 4.55m depth, 2.65m eaves height, 3.63m overall height
Contact Officer	HEL
Target Determination Date	23/12/21

Site and Surrounding

No. 25 is a two storey terraced property located on Marble Hill Gardens. The property is not listed, nor does it constitute a BTM. The site does not fall within a Conservation Area.

The application site is situated within St Margarets and East Twickenham Village and is designated as:

- Article 4 Direction Basements
- Throughflow Catchment Area

Proposal

Single storey rear extension 4.55m depth, 2.65m eaves height, 3.63m overall height

History

No relevant history.

Objections

The occupants of neighbouring properties were notified as listed above. No representations received.

Assessment

The proposed rear extension falls under Class A - enlargement, improvement or other alteration of a house.

Requirements under Class A	Compliance
A.1 Development is not permitted by Class A if -	
(a) Permission to use the dwellinghouse as a dwellinghouse has been granted only by virtue of Class M, N, P, PA or Q of Part 2 of this Schedule (change of use)	Compliant
(b) As a result of the works, the total area of ground covered by buildings within the curtilage of the dwellinghouse (other than the original dwellinghouse) would exceed 50% of the total area of the curtilage (excluding the ground area of the original dwellinghouse)	Compliant
(c) The height of the part of the dwellinghouse enlarged, improved or altered would exceed the height of the highest part of the roof of the existing dwellinghouse	Compliant. This is a single storey extension.
(d) The height of the eaves of the part of the dwellinghouse enlarged, improved or altered would exceed the height of the eaves of the existing dwellinghouse	Compliant, this is a single storey extension.
(e) The enlarged part of the dwellinghouse would extend beyond a wall which - (i) Forms the principal elevation of the original	Compliant

<p>(ii) dwellinghouse; or Fronts a highway and forms a side elevation of the original dwellinghouse</p>	
<p>(f) The enlarged part of the dwellinghouse would have a single storey and –</p> <p>(i) Extend beyond the rear wall of the original dwellinghouse by more than 4 metres in the case of a detached dwellinghouse, or 3 metres in the case of any other dwellinghouse, or</p> <p>(ii) Exceed 4 metres in height</p>	N/A
<p>(g) For a dwellinghouse not on article 2(3) land nor on a site of special scientific interest, the enlarged part of the dwellinghouse would have a single storey and –</p> <p>(i) Extend beyond the rear wall of the original dwellinghouse by more than 8 metres in the case of a detached dwellinghouse or 6 metres in the case of any other dwellinghouse, or</p> <p>(ii) Exceed 4 metres in height</p>	<p>Compliant.</p> <p>Depth of 4.55m from the rear elevation of the house.</p> <p>Height complies.</p>
<p>(h) The enlarged part of the dwellinghouse would have more than a single storey and –</p> <p>(i) Extend beyond the rear wall of the original dwellinghouse by more than 3 metres, or</p> <p>(ii) Be within 7 metres of any boundary of the curtilage of the dwellinghouse being enlarged which is opposite the rear wall of that dwellinghouse</p>	N/A Single Storey Rear Extension.
<p>(i) The enlarged part of the dwellinghouse would be within 2 metres of the boundary of the curtilage of the dwellinghouse, and the height of the eaves of the enlarged part would exceed 3 metres</p>	Compliant
<p>(j) The enlarged part of the dwellinghouse would extend beyond a wall forming a side elevation of the original dwellinghouse, and would</p> <p>(i) Exceed 4 metres in height,</p> <p>(ii) Have more than a single storey, or</p> <p>(iii) Have a width greater than half the width of the original dwellinghouse</p>	<p>Does not comply. The dwellinghouse has a stepped rear elevation. Whilst this is a modest feature, it remains that the projecting element includes a wall that forms a side elevation. The proposal have a width greater than half the width of the dwellinghouse.</p>
<p>(j)(a) any total enlargement (being the enlarged part together with any existing enlargement of the original dwellinghouse to which it will be joined) exceeds or would exceed the limits set out in sub-paragraphs (e) to (j);</p>	Compliant
<p>(k) It would consist or include –</p> <p>(i) The construction or provision of a verandah, balcony or raised platform,</p> <p>(ii) The installation, alteration or replacement of a microwave antenna,</p> <p>(iii) The installation, alteration or replacement of a chimney, flue or soil and vent pipe, or</p> <p>(iv) An alteration to any part of the roof of the dwellinghouse</p>	N/A.

A.2 In the case of a dwellinghouse on article 2(3) land, development is not permitted by Class A if–	
(a) It would consist of or include the cladding of any part of the exterior of the dwellinghouse with stone, artificial stone, pebble dash, render, timber, plastic or tiles;	N/A no heritage assets associated with the dwellinghouse.
(b) The enlarged part of the dwellinghouse would extend beyond a wall forming a side elevation of the original dwellinghouse; or	N/A
(c) The enlarged part of the dwellinghouse would have more than a single storey and extend beyond the rear wall of the original dwellinghouse	N/A
A.3 Development is permitted by Class A subject to the following conditions -	
(a) The materials used in any exterior work (other than materials used in the construction of a conservatory) shall be of a similar appearance to those used in the construction of the exterior of the existing dwellinghouse	Compliant
(b) Any upper-floor window located in a wall or roof slope forming a side elevation of the dwellinghouse shall be – (i) Obscure-glazing, and (ii) Non-opening unless the parts of the window which can be opened are more than 1.7 metres above the floor of the room in which the window is installed	No side windows are proposed across the side elevation.
(c) Where the enlarged part of the dwellinghouse has more than a single storey, the roof pitch of the enlarged part shall, so far as practicable, be the same as the roof pitch of the original dwellinghouse	N/A This is a single storey extension

Given the extension would project from a side elevation and would be greater than half the width of the original dwelling, it would fail to comply with Criteria A.1 part (j) (iii).

Recommendation:

It is recommended that application 21/3940/PDE is refused.

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

This application is CIL liable YES* NO
(*If yes, complete CIL tab in Uniform)

This application requires a Legal Agreement Uniform) YES* NO
(*If yes, complete Development Condition Monitoring in

This application has representations online YES NO

Case Officer (Initials):HEL.....

Dated:08.12.21.....

I agree the recommendation:



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

Dated: ...14/01/2022.....

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: