

Application reference: 22/0003/HOT HAMPTON NORTH WARD

Date application received	Date made valid	Target report date	8 Week date
03.01.2022	10.01.2022	07.03.2022	07.03.2022

Site:

19 Courtlands Avenue, Hampton, TW12 3NS,

Proposal:

Two story side to rear extension

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

APPLICANT NAME

Mr Mansour Amir Parviz
19
Courtlands Avenue
Hampton
TW12 3NS

AGENT NAME

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

Consultations:

Internal/External:

Consultee

Expiry Date

Neighbours:

10 Courtlands Avenue, Hampton, TW12 3NT, - 10.01.2022
14 Courtlands Avenue, Hampton, TW12 3NT, - 10.01.2022
12 Courtlands Avenue, Hampton, TW12 3NT, - 10.01.2022
120 Broad Lane, Hampton, TW12 3BW, - 10.01.2022
118 Broad Lane, Hampton, TW12 3BW, - 10.01.2022
116 Broad Lane, Hampton, TW12 3BW, - 10.01.2022
114 Broad Lane, Hampton, TW12 3BW, - 10.01.2022
21 Courtlands Avenue, Hampton, TW12 3NS, - 10.01.2022
17 Courtlands Avenue, Hampton, TW12 3NS, - 10.01.2022

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

Status: GTD Application:01/1828
Date:11/10/2001 Ground And First Floor Extension.

Development Management

Status: GTD Application:06/3215/HOT
Date:15/12/2006 Erection of single storey rear extension, two storey side extension to semi-detached property.

Development Management

Status: GTD Application:07/3546/PS192
Date:30/11/2007 Erection of hip to gable and rear dormer roof extension

Development Management

Status: GTD Application:08/1911/HOT
Date:04/08/2008 Two storey side extension to semi - detached property. Single storey

extension to rear.

Development Management

Status: GTD

Date: 07/06/2012

Application: 12/0471/HOT

Erection of part two storey, part single storey side extension

Development Management

Status: REF

Date: 13/12/2012

Application: 12/3251/HOT

Part Two storey/part single storey sider/rear extension

Development Management

Status: PCO

Date:

Application: 22/0003/HOT

Two story side to rear extension

Appeal

Validation Date: 20.02.2013

Reference: 13/0029/AP/REF

Part Two storey/part single storey sider/rear extension

Appeal Allowed

Building Control

Deposit Date: 28.12.2007

Reference: 07/2716/FP

Hip to gable loft conversion

Building Control

Deposit Date: 03.03.2008

Reference: 07/2716/FP/1

Hip to gable loft conversion

Building Control

Deposit Date: 06.06.2008

Reference: 08/BRE00083/BRECECA

BRECECA: New consumer unit Building extension or conservatory New installation rewire or partial rewire Special location (room containing bath or shower swimming pool sauna)

Building Control

Deposit Date: 30.04.2010

Reference: 10/0790/BN

Rear extension

Building Control

Deposit Date: 08.07.2010

Reference: 10/NIC01295/NICEIC

Dwelling house One or more new circuits Building extension or conservatory ELV lighting within the building Partial rewire

Building Control

Deposit Date: 08.07.2010

Reference: 10/NIC01325/NICEIC

Dwelling house One or more new circuits Building extension or conservatory ELV lighting within the building Partial rewire

Application Number	22/0003/HOT
Address	19 Courtlands Avenue Hampton TW12 3NS
Proposal	Two storey side to rear extension
Contact Officer	Emily Williams
Target Determination Date	07/03/2022

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 property is two storeys and semi-detached.

The application site is situated within Twickenham and is designated as:

- Article 4 Direction - Basements / Ref: ART4/BASEMENTS / Effective from: 18/04/2018
- Community Infrastructure Levy Band (Low)
- Surface Water Flooding (Area Less Susceptible to) – Environment Agency
- Takeaway Management Zone
- Village Character Area - Priory Road East and Surroundings - Area 11 Hampton Village

3. DESCRIPTION OF THE PROPOSAL AND ANY RELEVANT PLANNING HISTORY

The proposal seeks a two-storey side to rear extension.

The comprehensive list of planning history can be found above however the most relevant planning history is as follows:

- **01/1828** – Ground and First Floor Extension – **Granted**
- **06/3215/HOT** – Erection of single storey rear extension, two storey side extension to semi-detached property – **Granted**
- **07/3546/PS192** - Erection of hip to gable and rear dormer roof extension – **Granted**
- **08/1911/HOT** - Two storey side extension to semi - detached property. Single storey extension to rear – **Granted**
- **12/0471/HOT** - Erection of part two storey, part single storey side extension – **Granted**
- **12/3251/HOT** - Part Two storey/part single storey sider/rear extension – **Refused/Appeal Allowed**

4. CONSULTATIONS CARRIED OUT

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

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:

- 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	
Local Character and Design Quality	LP1	Yes	No
Impact on Amenity and Living Conditions	LP8	Yes	No

These policies can be found at

https://www.richmond.gov.uk/media/15935/adopted_local_plan_interim.pdf

Supplementary Planning Documents

- House Extension and External Alterations
- Village Plan – Hampton Village

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 – Restriction on Basement development

6. EXPLANATION OF OFFICER RECOMMENDATION

The key issues for consideration are:

- i Design
- ii Impact on neighbour amenity
- iii Fire Safety

i 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 Councils SPD relating to House Extensions and External Alterations states that the overall shape, size and position of side and rear extensions should not dominate the existing house or its neighbours. It should harmonise with the original appearance, either by integrating with the house or being made to appear as an obvious addition.

A two storey side to rear extension is proposed. The single storey extension will project rearward by 3.3m. The two-storey side element extends 3.8m from the original rear building line. The Council SPD states that

for a semi-detached dwelling, a rear extension should not exceed 3.5m. The single storey element of the scheme is therefore compliant in this case. The single storey rear extension measures 2.5m in height at the eaves and 3.6 in height, exceeding that suggested within the Councils SPD.

Although the extension would not be set down from the ridge or set back from the front elevation, an identical scheme was submitted in 2012 (ref.12/3251/HOT) and granted at appeal in 2013. This scheme was not implemented. The principle for the two-storey side to rear extension has therefore been established here. Given the two storey side extension would be significantly less than half the width of the host dwelling and would have a sloped semi pitched roof, the proposal would still be a subservient addition to the host property.

The materials to be used are to match that of existing. Exterior walls will be masonry, the roof will be tiled, and the windows will be Velux. Four rooflights are proposed on the rear single storey extension. The style of the extension will therefore be in keeping with that of the existing dwellinghouse and the surrounding area.

A large portion of the extension will be located to the rear of the dwellinghouse and therefore will be not very visible from the street. Although the extension is of larger scale than that suggested within the Councils SPD, it is not considered the proposal would have a significant adverse impact on the character of the area and it does meet the overall aims and objectives and is therefore compliant with Policy LP1 of the Local Plan.

ii 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 SPD on House Extensions and External Alterations notes that generally an extension of 3m in depth for a terrace property will be acceptable. Where the proposed extension seeks a larger depth, the eaves should be reduced to 2.2m at the shared boundary to mitigate detrimental impact on neighbours such as sense of enclosure or overbearing. However, the final test of acceptability is dependent on the specific circumstances of the site which may justify greater rear projection.

The proposed roof lights are above head height and therefore do not afford loss of privacy for adjoining neighbouring properties. No side windows are proposed on the extension.

Properties no. 17 and no. 21 Courtlands Avenue would be the properties likely to be affected by the scheme.

When considering the adjacent property at no.17 Courtlands Avenue, the proposed rear extension will project 1.8m past the rear elevation. The single storey extension would not result in any significant adverse impact in terms of overbearing, overlooking or loss of light. The proposed works will be in close proximity to the shared boundary, however, a gap between the two properties has been maintained at 0.665m. The proposal does not differ to that granted at appeal in 2012 (ref.12/3251/HOT). The two storey extension would not have significant impact on the neighbouring property for this reason.

When considering the adjacent property at no. 21 Courtlands Avenue, the rear and side extension does not sit on the shared boundary. The proposal therefore would not result in unacceptable overbearing presence or sense of enclosure or change in outlook from the neighbouring property. It is considered reasonable and necessary to add a condition to obscure glaze a first floor side window facing no 21 to prevent any significant overlooking into the rear private amenity space

The proposed side and rear extension would not result in any significant harm to the amenity of occupiers of the neighbouring properties. As such, in respect of neighbour amenity the proposal is considered to comply with Policy LP8 of the Local Plan, and the Councils House Extensions and External Alterations SPD.

iii Fire Safety

A fire safety strategy was received by council on 14th January 2022. A condition will be included to ensure this is adhered to on an ongoing basis. The materials proposed are to match existing and will need to be Building Regulations compliant. The applicant is advised that alterations to existing building should comply with building regulations. This permission is NOT a consent under the Building Regulations for which a separate application should be made.

Iv Trees

Policy LP16 of the Local Plan states the Council will require the protection of existing trees and the provision
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of new trees, shrubs and other vegetation of landscape significance that complement existing, or create new, high quality green areas, which deliver amenity and biodiversity benefits. There are several trees to the front of the site and front of No 17 Courtlands Avenue. Whilst none of the trees are legally protected, LP16 states the importance of retaining all trees. The proposed extensions would not be significantly greater than the footprint of the existing garage forward of the front elevation, therefore it is not considered the proposal would have a significant impact on trees. However a condition is considered reasonable and necessary to ensure the trees remain protected during construction. As such the proposal is considered to be in accordance with LP16 of the Local Plan.

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.

Grant planning permission

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 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): EW

Dated: 03/03/2022

I agree the recommendation: WT

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

Dated:04/03/2022.....

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:

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

U0059580	NPPF APPROVAL - Para. 38-42
U0059581	Composite informative