

**Application reference: 07/0408/HOT**  
**HAMPTON NORTH WARD**

Date application received	Date made valid	Target report date	8 Week date
05.02.2007	05.02.2007	02.04.2007	02.04.2007

**Site:**

83 Hanworth Road, Hampton, Middlesex, TW12 3EA

**Proposal:**

Dormers to rear and first floor side extension

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

**APPLICANT NAME**

83 Hanworth Road  
Hampton  
Middlesex  
TW12 3EA

**AGENT NAME**

Englishhaus Architects Ltd  
30 Lawrence Road  
Hampton  
Middx TW12 2RJ

**DC Site Notice:** printed on

**Consultations:**

**Internal/External:**

**Consultee**

**Expiry Date**

**Neighbours:**

- 30 Acacia Road, Hampton, Middlesex, TW12 3DS, - 13.02.2007
- 32 Acacia Road, Hampton, Middlesex, TW12 3DS, - 13.02.2007
- 85 Hanworth Road, Hampton, Middlesex, TW12 3EA, - 13.02.2007
- 81 Hanworth Road, Hampton, Middlesex, TW12 3EA, - 13.02.2007
- The Lady Eleanor Holles School, 102 Hanworth Road, Hampton, Middlesex, TW12 3HF, - 13.02.2007

**History:**

Ref No	Description	Status	Date
03/3356	• Erection Of Hip To Gable Roof Extension And Rear Dormer Roof Extension	REF	16/12/2003
07/0408/HOT	• Dormers to rear and first floor side extension	PCO	

**Constraints:**

BLT 11, 15 & 16.

## Site History and Proposal

2 storey semi detached house with a 2 storey front bay. A single storey garage at the side was rebuilt and extended in 1970s/80s. Planning permission was refused in 2003 for a hip to gable + rear dormer roof extension ref 03/3356/HOT as ~~an~~ <sup>an</sup> intrusive form of development detracting from the ~~setting~~ <sup>setting</sup> of the pair of houses. The appearance of the locality and the amenities of ~~the~~ <sup>the</sup> nearby properties.

This latest application involves the erection of a first floor extension over the existing side extension to the full depth of the existing house and extending out to the boundary with No 81. The existing hipped roof over the main house would be extended over the side extension with eaves and ridge heights matching existing. The enlarged roof would be further extended at the rear with a dormer 3.65m wide projecting 3m from the rear roof slope and set <sup>at a</sup> ~~at~~ double ridged gable roof with central valley. ~~at~~ <sup>at</sup> 3 velux windows to the front elevation, 1 velux and a solar panel to the rear elevation and 3 velux windows including a <sup>central</sup> ~~central~~ cabinet roof balcony to the side elevation are also proposed.

## Public and other Representations

2 letters from nearby residents have been received. The first from 32 Arden Road which backs onto the application site

## Professional Comments:

Whilst having no objection in principle to the proposal is concerned about the cluttered appearance of the front and rear elevations, at roof level resulting from the various ~~to~~ roof lights, dormer and solar panel as well as about a water tank proposed to the flat-roof of the existing single storey <sup>rear</sup> extension which may appear unsightly.

The second unit on 117 Hamworth Road raises the following objections:-

- ~~Proposed~~ Proposed increase in accommodation excessive
- Loss of garage and limited off street parking would probably lead to on street parking - not desirable opposite a school.
- Overlooking from dormers in rear elevation
- If side extension has no overhanging eaves it would be out of style with neighbouring houses.

## Professional Comments

This proposal does not comply with the Council's SPO on house extensions, extending as it does to the boundary with No 81 and with no set back at the front. This is particularly unfortunate as the ~~houses~~ houses in this part of Hamworth Road are at an angle rather than parallel to the street. No 83 projects more than 6m in front of No 81 and the front wall is very prominent in the street scene. The proposed extension would therefore ~~be~~ cramped unneighbourly and overbearing in relation to No 81 and overdominate

and visually intrusive in the street.  
No 85, the other half of the semi has a 2 storey side extension built in 1997 and it could be argued that the proposed extension which broadly follows its design, would restore symmetry to the pair of houses. However No 85 is set back 15m from the street, nearly twice as far as the proposed extension and the flank elevation is masked by No 87 the adjoining detached house which sits further forward in its plot. This relationship to the adjoining property and the street means that it does not have the harmful impact that the proposed extension would have.

So far as car parking is concerned there is existing forecourt parking for 2 cars and this complies with the Council's maximum standards for a 4+ bedroom house.

Although there have been few roof extensions in the vicinity the size and siting of the proposed does comply with the Council's SPG and would not result in an undue level of overlooking in this suburban context. The comments regarding the number and haphazard disposition of the existing windows are noted but such windows may be installed as permitted development. However the cabriolet roof balcony window in the side roof slope of the proposed new roof would overlook adjacent quarters the front garden and 1st floor bay window of No 81, adding to the unneighbourly impact of the proposed extension  
Therefore recommend refusal.

**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): B

Dated: 27/3/07

I agree the recommendation:

~~Team Leader~~/Development Control Manager

Dated: 27/03/07



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: