

Application reference: 21/3846/HOT SOUTH TWICKENHAM WARD

Date application received	Date made valid	Target report date	8 Week date
08.11.2021	13.12.2021	07.02.2022	07.02.2022

Site:

14 Radnor Gardens, Twickenham, TW1 4NA,

Proposal:

Single storey rear infill extension

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

APPLICANT NAME

Mr David Hope
14, Radnor Gardens
Twickenham
TW1 4NA

AGENT NAME

Mr Vlad
3 Victoria Road
London
W3 6HU

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

Consultations:

Internal/External:

Consultee

Expiry Date

Neighbours:

33 Saville Road, Twickenham, TW1 4BQ, - 13.12.2021
13 Radnor Gardens, Twickenham, TW1 4NA, - 13.12.2021
15 Radnor Gardens, Twickenham, TW1 4NA, - 13.12.2021

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

Status: GTD Application: 14/2402/HOT
Date: 15/08/2014 Proposed single storey rear extension following demolition of existing rear projection.

Development Management

Status: PDE Application: 21/3846/HOT
Date: Single storey rear infill extension

Development Management

Status: GTD Application: 21/3847/PS192
Date: 17/12/2021 A rear dormer loft conversion and 2 rooflights to the front slope.

Building Control

Deposit Date: 08.01.2014 Installed a Gas Boiler
Reference: 14/FEN00095/GASAFE

Building Control

Deposit Date: 12.10.2015 Installed Gallery: Firefox 5 Installed Generic: Flue Liner
Reference: 15/HET00335/HETAS

Recommendation:

The determination of this application falls within the scope of Officer delegated powers - YES

I therefore recommend the following:

- 1. REFUSAL
- 2. PERMISSION
- 3. FORWARD TO COMMITTEE

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

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

This application has representations online (which are not on the file) YES NO

This application has representations on file YES NO

Case Officer (Initials): JSI

Dated: 09/02/2022

I agree the recommendation:-A Vedi

Team Leader/Head of Development Management/Principal Planner

Dated: 09/02/2022.....

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

U0058459	NPPF Approval paras 38-42
U0058460	Composite informative
U0058461	Fire Safety - Building regs

Application reference: 21/3846/HOT
Site address: 14 Radnor Gardens, Twickenham, TW1 4NA

Proposal:

The application seeks planning permission for: '*Single storey rear infill extension*'.

Site and Surroundings:

The application relates to a two-storey mid-terrace Victorian dwelling located on the north side of Radnor Gardens, Teddington ward. The site is not a Listed Building or Building of Townscape Merit and is not in or adjacent to a conservation area. It sits within Area 7 (Heath Road South) of the Strawberry Hill Village Planning Guidance. The site is also an Area of Archaeological Priority.

The site is in Flood Zone 1 (low probability of flooding) and is not identified as being susceptible to surface water flooding, though it is an Area Susceptible to Groundwater Flooding and Throughflow Catchment Area. There is an Article 4 Direction restricting basement development.

Relevant planning history:

- 14/2102/HOT – Proposed single storey rear extension following demolition of existing rear projection. – Planning Permission APPROVED 15/08/2014
- 21/3847/PS192 – A rear dormer loft conversion and 2 rooflights to the front slope. – Lawful Development Certificate GRANTED 17/12/2021

Amendments:

- At the case officer's request the eaves height of the new extensions was reduced to 2.2m along the shared boundary. – Amended drawings received 24/01/2022
- Further amended drawings received which removed a new roof dormer which had erroneously been included on the proposed drawings, and which does not form part of this planning application. – Amended drawings received 08/02/2022

The above information was not considered to materially change the scheme to warrant re-consultation of neighbours.

Other matters:

None.

Public and other representations:

Neighbour consultation

One letter of general observation has been received which raises party wall matters. Party wall agreements are a civil matter and are not a material planning consideration in the assessment of this planning application.

Main Development Plan policies:

The proposal has been assessed having regard to the National Planning Policy Framework (NPPF) (2021) and the Local Development Plan, in particular the following policies and supplementary planning guidance:

London Plan (2021)

- Policy D12 Fire Safety

Local Plan (2018):

- Policy LP1 Local Character and Design Quality

- Policy LP7 Archaeology
- Policy LP8 Amenity and Living Conditions
- Fire safety

Supplementary Planning Documents (SPDs) / Guidance (SPGs):

- Design Quality SPD (February 2006)
- House Extensions and External Alterations SPD (May 2015)
- Strawberry Hill Village Planning Guidance SPD (February 2018)

Professional comments:

The main planning issues to be considered are:

- Character, design and appearance;
- Archaeological impact;
- Neighbouring amenities.

Character, Design and Heritage

Local Plan Policy LP1 requires all development to be of high architectural urban design quality. All proposals will be assessed against the advice set out in the relevant Village Planning Guidance and other SPDs relating to character and design.

The application proposes the replacement of an existing ground-floor rear outrigger with a full-width single-storey extension 0.6m greater in depth with mono-pitched roof 3.4m in total height and 2.2m to the eaves. Rear-facing bi-folding doors are proposed and 4no. rooflights in the extension roof. Materials would match existing.

At 7.1m deep, the extension would be towards the end of the scale as to what is generally considered an acceptable length for an extension to a property of the scale. However, given that it would replace an existing outrigger with flat roof which is not considered to be of a particularly sensitive design, and that it would be of a modest height and have a sympathetic design by virtue of its pitched roof and use of matching materials, overall the proposed extension is considered to successfully appear as a proportionate and subordinate addition to the main dwelling which would protect the visual amenities of the area.

Archaeology

Local Plan LP7 (Archaeology) seeks to preserve the Borough's archaeological heritage.

It is not considered that the demolition and replacement of an existing rear outrigger with a larger extension would cause an undue impact on archaeology, owing to the already developed nature of the site and the modest nature and scale of the development, which does entail major excavation works.

Neighbour amenities

Local Plan Policy LP8 (Amenity and Living Conditions) seeks to protect the amenities of neighbouring occupiers. Further guidance is provided in the Council's House Extensions and External Alterations SPD. This states that the effect of a single-storey extension is usually acceptable if the projection is no further than 3m for a terraced property. However, para. 3.1.4 of the SPD also acknowledges that infill extensions to Victorian properties are fairly typical around the borough, and that in such instances where the depth exceeds that outlined above, the eaves height should be limited to 2.2m to mitigate the sense of enclosure.

The pertinent property to consider is No. 15 along whose boundary the new extension would run. At 7.1m of total depth, the extension would exceed the guidelines above. The application has been amended to include a reduced eaves height of 2.2m along this boundary. The proposal would therefore be SPD compliant and is considered to adequately protect the amenities of the

neighbour at this boundary. With regards to No. 13, this property includes an extension at this boundary already and so the proposal would not unduly impact on the amenities of the occupiers thereof and is considered to meet the aims and objectives of SPD .

Fire safety

London Plan Policy D12 Part A requires all development to achieve the highest standards of fire safety.

The applicant has submitted a Fire Safety Strategy (FSS) prepared by the scheme's architect, which addresses the criteria set out in Policy D12 Part A. The submitted information is considered to be proportionate and acceptable for an application of this nature. Subject to a condition ensuring compliance with the FSS, the application is considered to comply with Policy D12. The applicant is advised that alterations to existing buildings should comply with the Building Regulations and that this permission is not a consent under the Building Regulations, for which a separate application should be made.

Recommendation: APPROVE subject to conditions and informatives