



PLANNING REPORT

Application reference: 24/0791/NMA ST MARGARETS AND NORTH TWICKENHAM WARD

Date application received	Date made valid	Target report date	8 Week date
26.03.2024	26.03.2024	23.04.2024	23.04.2024

Site:

40 Kilmorey Gardens, Twickenham, TW1 1PY.

Proposal:

Non material amendment to planning approval 21/3456/HOT to replace with traditional style 1930s wooden garage door with glass panels at the top to let some natural light into the garage. The proposed doors would be matching the character of the dwelling as well as of the context.

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

APPLICANT NAME

Mrs Jackie Randall
40 Kilmorey Gardens
Twickenham
Richmond Upon Thames
TW1 1PY

AGENT NAME

Mrs Giovanna Daldello
30
St Vincent Rd
Twickenham
TW2 7HJ

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

Consultations:

Internal/External:

Consultee

Expiry Date

Neighbours:

-

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

Development Management

Status: WDN

Date:23/11/2020

Application:20/2897/HOT

First floor, single storey side extension and loft conversion with roof dormer to the rear.

Development Management

Status: WDN

Date:17/05/2021

Application:21/1143/HOT

Hip to gable and rear dormer loft extensions.

Development Management

Status: GTD

Date:07/12/2021

Application:21/3456/HOT

First floor side extension and rear dormer.

Development Management

Status: PCO

Date:

Application:24/0782/PS192

Single storey rear extension.

Development Management

Status: PCO
Date:

Application:24/0791/NMA
Non material amendment to planning approval 21/3456/HOT to replace with traditional style 1930s wooden garage door with glass panels at the top to let some natural light into the garage. The proposed doors would be matching the character of the dwelling as well as of the context.

Building Control

Deposit Date: 22.10.2002 Single storey rear/side extension
Reference: 02/2045/FP

Building Control

Deposit Date: 30.03.2009 3 Windows
Reference: 09/FEN00651/FENSA

Building Control

Deposit Date: 29.04.2013 Installed a Gas Boiler
Reference: 13/FEN02173/GASAFE

24/0791/NMA
40 Kilmorey Gardens, Twickenham, TW1 1PY

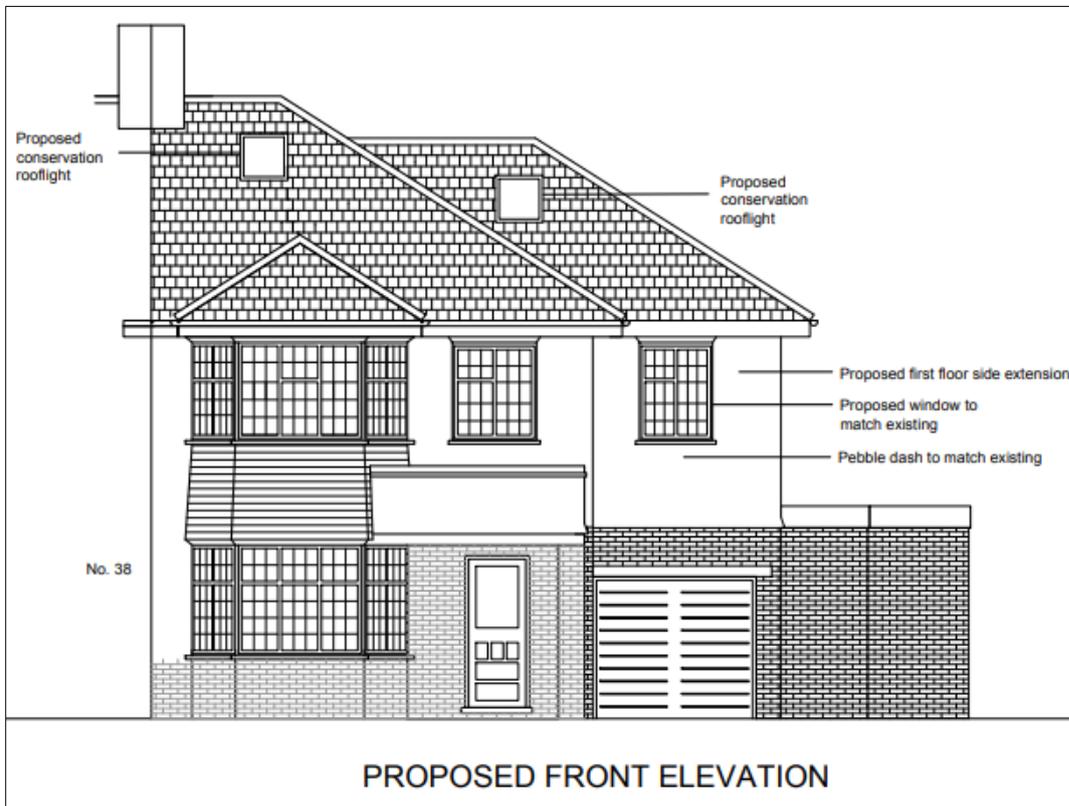
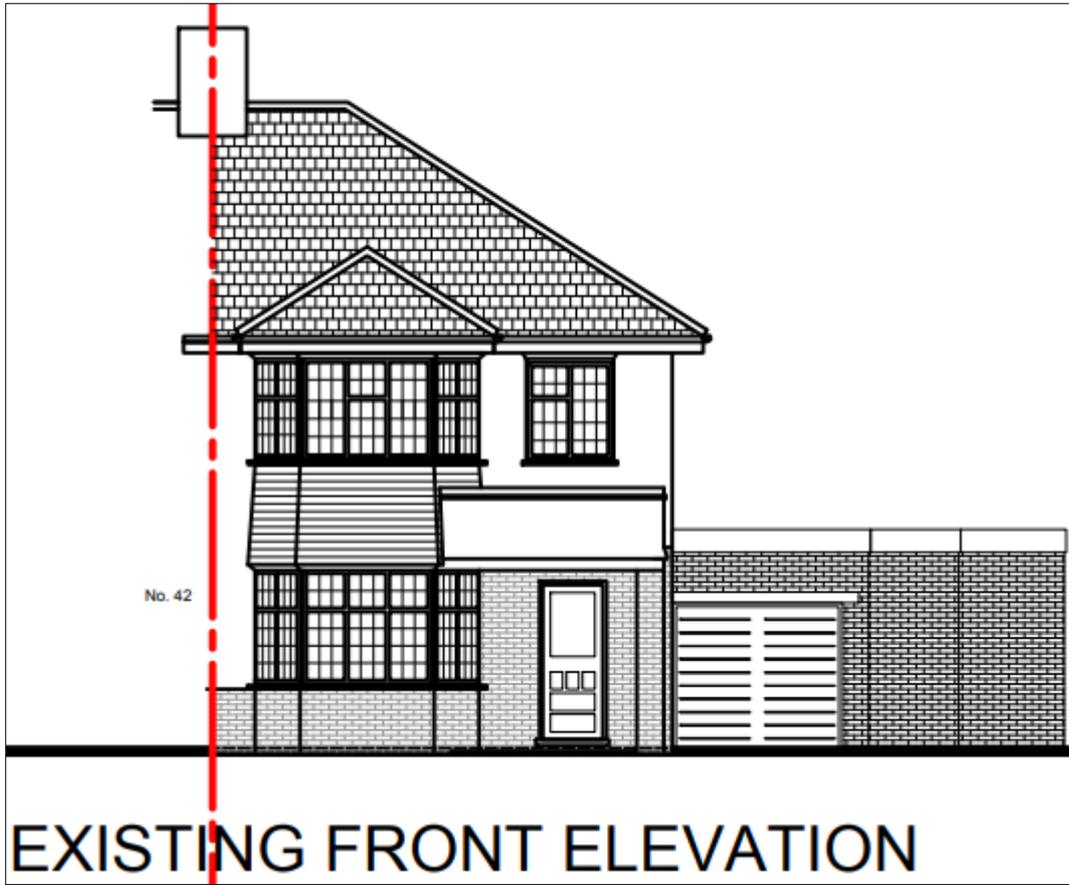
Site and surrounds:

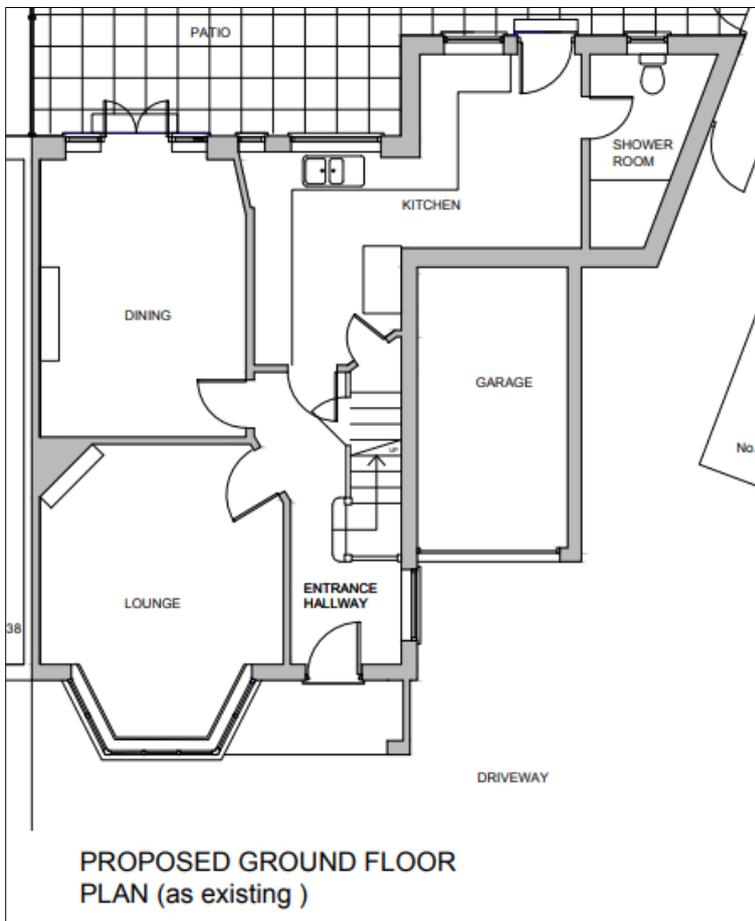
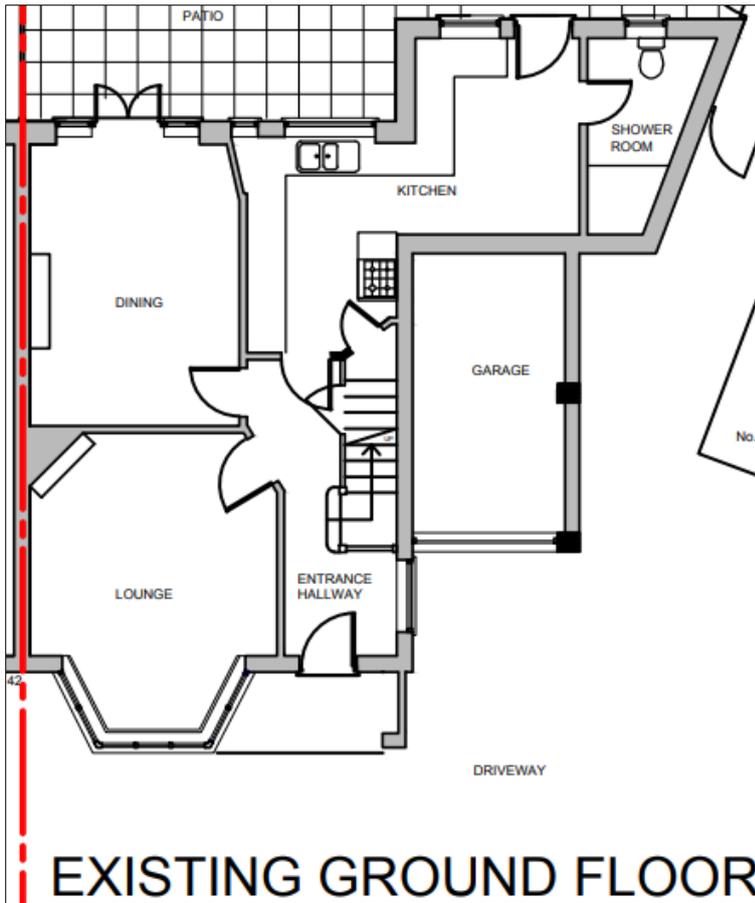
The application site is occupied by a two-storey end-terrace house forming the end unit in a small group of four dwellings located on the eastern side of Kilmorey Gardens in St Margarets and East Twickenham Village, St. Margarets and North Twickenham Ward. The host property backs onto properties in St. Margaret's Drive and lies within the St Margaret's Conservation Area, CA19 St Margarets. The locality benefits from Flood Defence and it is situated in Floodzone 2.

Relevant Site History:

21/3456/HOT - First floor side extension and rear dormer - Granted 07/12/2021.

Approved Proposal: 21/3456/HOT



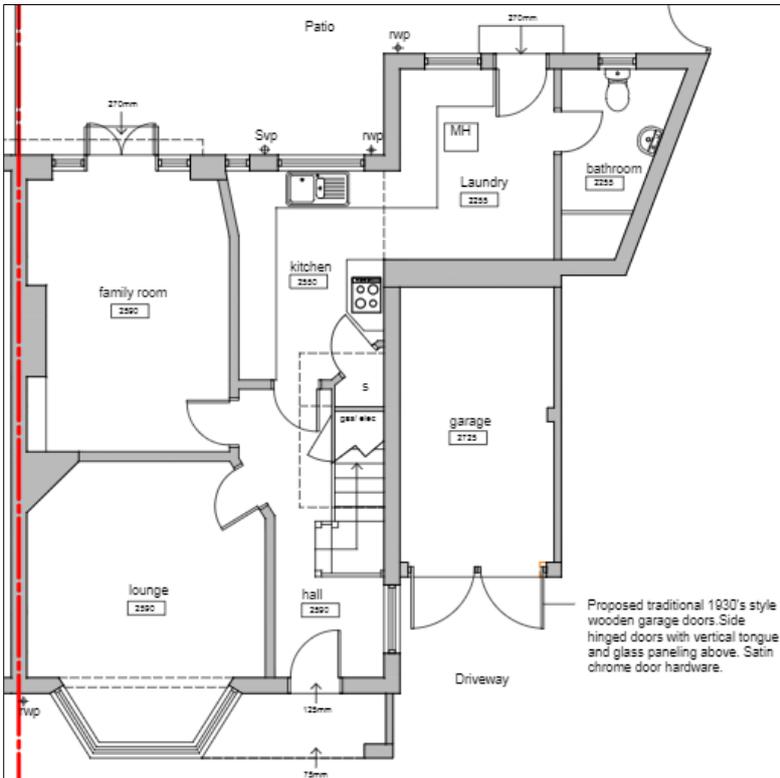


Current Proposal



Proposed traditional 1930's style wooden garage doors. Side hinged doors with vertical tongue and glass paneling above. Satin chrome door hardware.

PROPOSED FRONT ELEVATION



Proposed traditional 1930's style wooden garage doors. Side hinged doors with vertical tongue and glass paneling above. Satin chrome door hardware.

PROPOSED GROUND FLOOR PLAN

Public and other representations:

This type of application is not required to be publicised and statutory consultation does not apply.

Main Planning Policies & Guidance:

London Plan (2021):

- D12 Fire Safety

Local Plan (2018):

- LP 1 Local Character and Design Quality
- LP 3 Designated Heritage Asset
- LP 8 Amenity and Living Conditions
- LP 21 Flood Risk and Sustainable Drainage

Supplementary Planning Documents / Guidance:

- House Extensions and External Alterations SPD (2015)
- St Margarets Village Planning Guidance SPD (2016)
- Conservation Area Statement - St Margaret's Estate Conservation Area 19

Amendments

No amendments requested or received.

Professional Comments:

Section 96A of the Town and Country Planning Act allows a Local Planning Authority (LPA) to make a change to any planning permission if it is satisfied that the amendment proposed is non-material. These provisions have been introduced by the Government to provide a quick, formal method of dealing with small changes to approved schemes to give greater flexibility within the planning system

The Planning Practice Guidance under 'Flexible options for planning permissions' states that: *"There is no statutory definition of 'non-material'. This is because it will be dependent on the context of the overall scheme – an amendment that is non-material in one context may be material in another."* (Para 002 Reference ID: 17a-002-20140306).

The main considerations to arise from this application are whether the proposed amendments would be considered to be non-material and whether it would require the submission of a new planning application.

The original application (**21/3456/HOT**) was approved on 07/12/2021 (description of the development - DoD - as per above). The applicant now proposes the replacement of the existing garage door that was not proposed to be altered under the original application, as evidenced by the DoD and the above approved plans of the application reference: **21/3456/HOT**.

Although the change to the garage door would not be significant, this change would sit at the ground floor level whereas the approved scheme relates only to the first-floor extension and rear dormer. As the garage door did not relate to the approved scheme and would result in a change to the original description of development, it is therefore considered that this NMA should be refused as a material amendment to the application reference: **21/3456/HOT** is sought here.

Notes

It is noted that the approved first floor side extension is not shown by the proposed elevation submitted as part of this NMA application, which is also considered a material amendment to the approval reference: **21/3456/HOT**.

Refusal

As the replacement of the garage door does not relate to the approved scheme reference: **21/3456/HOT** for "First floor side extension and rear dormer" and results in a change to the above-mentioned description, the proposed replacement is considered a material amendment to the approval reference: **21/3456/HOT** and, as such, an application for planning permission is required.

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): GAP Dated: 22/04/2024

I agree the recommendation: TFA

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

Dated:22/04/2024.....

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
