



PLANNING REPORT

Application reference: 23/0693/NMA WEST TWICKENHAM WARD

Date application received	Date made valid	Target report date	8 Week date
17.04.2024	17.04.2024	15.05.2024	15.05.2024

Site:

36 Andover Road, Twickenham, TW2 6PD,

Proposal:

Non-material amendment to planning permission 23/0693/HOT - change the configuration of the roof lights at the back of the house, from 2 x square 1000 x 1000mm roof lights, to 1 x rectangular 1000 x 2000mm roof light.

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

APPLICANT NAME

Ms Anna Neaverson
36 Andover Road
Twickenham
Richmond Upon Thames
TW2 6PD
United Kingdom

AGENT NAME

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: GTD Application:03/1408/PS192
Date:28/05/2003 Rear Dormer Roof Extension.

Development Management

Status: GTD Application:23/0693/HOT
Date:25/05/2023 Rear ground floor infill extension.

Development Management

Status: PCO Application:23/0693/NMA
Date: Non-material amendment to planning permission 23/0693/HOT - change the configuration of the roof lights at the back of the house, from 2 x square 1000 x 1000mm roof lights, to 1 x rectangular 1000 x 2000mm roof light.

Building Control

Deposit Date: 29.04.2003 Loft conversion.
Reference: 03/0826/FP

Building Control

Deposit Date: 09.10.2004 FENSA Notification of Replacement Glazing comprising 4 Windows and 0 Doors. Installed by BAC Windows & Doors Ltd. FENSA Member No 26671. Installation ID 2108788. Invoice No 3304159
Reference: 04/6709/FENSA

Building Control

Deposit Date: 09.10.2004 FENSA Notification of Replacement Glazing comprising 2 Windows and 1 Doors. Installed by BAC Windows & Doors Ltd. FENSA Member No 26671. Installation ID 2108790. Invoice No 3304136
Reference: 04/6710/FENSA

Building Control

Deposit Date: 12.06.2013 Install one or more new circuits Install a replacement consumer unit
Reference: 15/NIC00054/NICEIC

Building Control

Deposit Date: 12.06.2013 Install one or more new circuits Install a replacement consumer unit
Reference: 15/NIC00103/NICEIC

Building Control

Deposit Date: 22.01.2024 Single storey rear extension, and formation of new wc and utility room within existion ground floor.
Reference: 24/0081/FP

Building Control

Deposit Date: 07.03.2024 Install replacement windows in a dwelling
Reference: 24/FEN00484/FENSA

23/0693/NMA

36 Andover Road, Twickenham, TW2 6PD

Site and surrounds:

The application site is currently occupied by a two-storey end-of-terrace house located on the western side of Andover Road in Twickenham Village, West Twickenham Ward.

The site does not possess any heritage designation and it is situated in an Area of Archaeological Priority (Site: Crane Valley).

The application site is situated in an Area Susceptible to Groundwater Flood, Floodzone 2 and an Area of Increased Potential Elevated Groundwater.

Relevant Site History:

23/0693/HOT - Rear ground floor infill extension - Granted 25/05/2023.

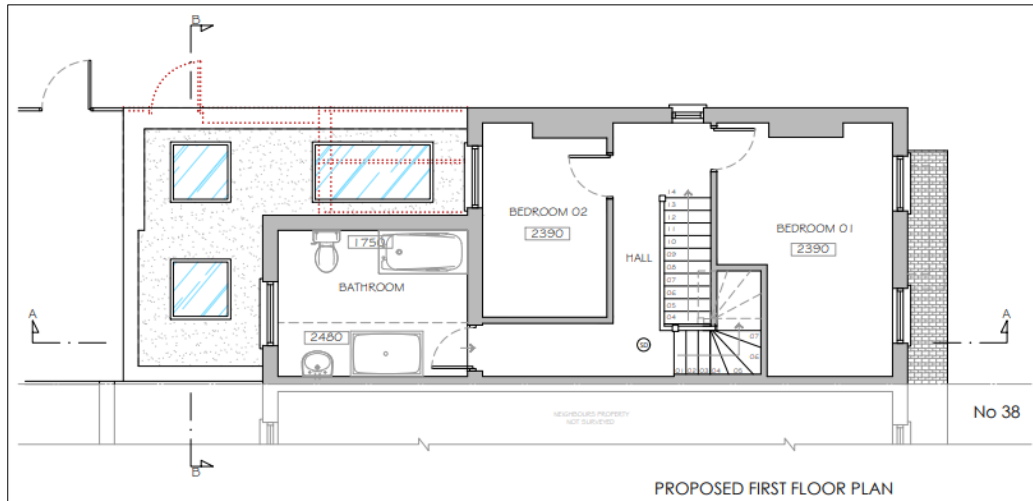
Proposal:

The original application (**23/0693/HOT**) was approved on 25/05/2023 (description as per above). The applicant now proposes to change the design and position of the roof lights on top of the approved rear extension.

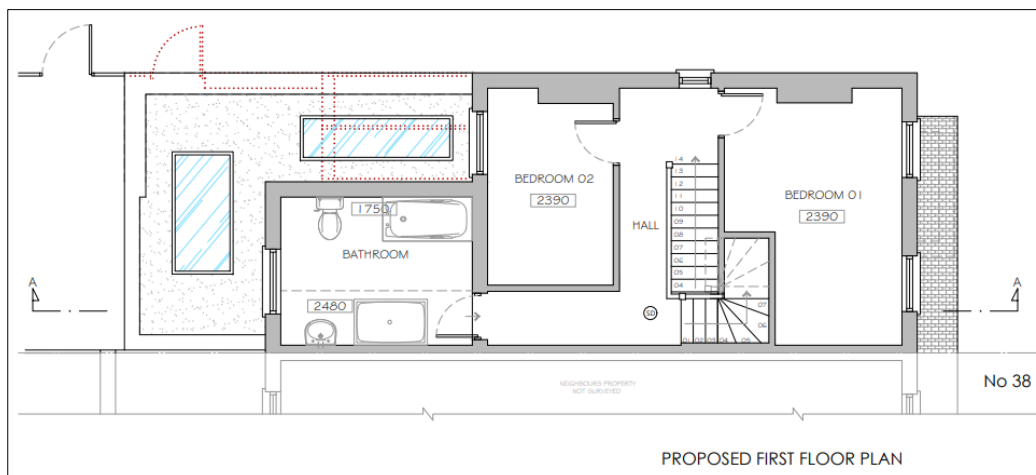
Notes:

It is noted that the submitted application form fails to mention the amendments to the rear roof light, only stating the replacement of the 2 front square roof lights with a rectangular one.

Approved Proposal



Current Proposal



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 8 Amenity and Living Conditions

- LP 21 Flood Risk and Sustainable Drainage

Supplementary Planning Documents / Guidance:

- House Extensions and External Alterations SPD (2015)
- Twickenham Village Planning Guidance SPD (2018)

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.

There are four key tests that the Local Planning Authority (LPA) will need to be satisfied with in order that a proposal is considered a non-material amendment, these are as follows:

1) Is the proposed change significant in terms of its scale (magnitude, degree etc) in relation to the original approval?

The proposed amended roof lights would not change the scale of the original approved scheme in any way.

2) Would the proposed change result in a development that will appear noticeably different to what interested parties may have envisaged or could result in an impact on the amenity of occupiers of adjoining properties?

The proposed amended roof lights, hidden behind the parapet walls of the approved extension, would not result in a development that will appear significantly different to what interested parties have envisaged or impact the amenity of occupiers of adjoining properties.

3) Would the interests of any third party or body who participated in or were informed the original decision be disadvantaged in any way?

The proposed amended roof lights, hidden behind the parapet walls of the approved extension, would not impact the amenity of surrounding occupiers or affect the general character and appearance of locality, to the point that any third party on the original decision would not be prejudiced or disadvantaged in any way.

4) Would the amendments be contrary to any planning policy of the LPA?

The proposed amended roof lights, considered to be of non-intrusive and minor nature, would not be contrary to any planning policy.

Conclusion:

The LPA is therefore satisfied that the proposed amended roof lights, which should be read in conjunction with the original permission (**23/0693/HOT**), are considered to be non-material and a new planning application would therefore not be 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: 24/04/2024

I agree the recommendation: TFA

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

Dated:14/05/2024.....

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
