

Application reference: 24/1049/HOT
TWICKENHAM RIVERSIDE WARD

Date application received	Date made valid	Target report date	8 Week date
24.04.2024	24.04.2024	19.06.2024	19.06.2024

Site:

32 Park Road, Twickenham, TW1 2PX,

Proposal:

First floor side and rear extension. Extend and alterations to existing loft dormer to the rear.

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

APPLICANT NAME

Mr & Mrs Uchechi & Ellie Okereke
32 Park Road
Twickenham
Richmond Upon Thames
TW1 2PX

AGENT NAME

Mr Cathal Travers
71-75
Shelton Street
London
WC2H 9JQ
United Kingdom

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

Consultations:

Internal/External:

Consultee

Expiry Date

Neighbours:

6 Queens Keep, Park Road, Twickenham, TW1 2QA, - 25.04.2024
5 Queens Keep, Park Road, Twickenham, TW1 2QA, - 25.04.2024
4 Queens Keep, Park Road, Twickenham, TW1 2QA, - 25.04.2024
3 Queens Keep, Park Road, Twickenham, TW1 2QA, - 25.04.2024
2 Queens Keep, Park Road, Twickenham, TW1 2QA, - 25.04.2024
1 Queens Keep, Park Road, Twickenham, TW1 2QA, - 25.04.2024
Bute Lodge, Park Road, Twickenham, TW1 2PT, - 25.04.2024
1 Beresford Avenue, Twickenham, TW1 2PY, - 25.04.2024
34 Park Road, Twickenham, TW1 2PX, - 25.04.2024
30 Park Road, Twickenham, TW1 2PX, - 25.04.2024

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

Development Management

Status: GTD

Date: 16/12/1983

Application: 83/1369

Erection of a bay window to the front of the garage in connection with its use as a habitable room.

Development Management

Status: REF

Date: 18/03/2024

Application: 24/0200/HOT

Alterations to the existing front facade: New roof to match neighbouring property, new windows & new eyebrow window. Ground floor rear extension. First floor side and rear extension. Extend and Alterations to existing loft dormer to the rear. Internal alterations.

Development Management

Status: PCO

Application: 24/1049/HOT

Date: First floor side and rear extension. Extend and alterations to existing loft dormer to the rear.

Development Management

Status: PDE

Date:

Application:24/1134/HOT

Removal of the three unattractive rooflights from primary elevation onto Park Road and replace with one conservation rooflight. Additions to left hand bay to better tie in with adjoining neighbour (gable above window). New bay window to right hand bay to better tie in with the bay on the left hand side of the elevation. Increase height of windows on the first floor level. New matching windows through the front elevation. Removal of the hipped roof fascia and soffit.

Building Control

Deposit Date: 07.06.1995

Loft conversion

Reference: 95/0647/FP

Application Number	24/1049/HOT
Address	32 Park Road, Twickenham, TW1 2PX
Proposal	First floor side and rear extension. Extend and alterations to existing loft dormer to the rear.
Contact Officer	Izabela Moorhouse
Target Determination Date	19/06/2024

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 has 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 is taking into account 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 application site comprises a two-storey semi-detached property, located on the towards the north-east of Park Road. The dwelling is not designated within a conservation area and has not been identified as a Building of Townscape Merit (BTM). The site is subject to the following planning constraints:

- Area Susceptible to Groundwater Flooding $\geq 50\%$
- Article 4 Direction - restricting basement development
- Critical Drainage Area
- Floodzone 2 (Fluvial/Tidal Models)
- Floodzone 3 (Tidal Models)
- Increased Potential for Elevated Groundwater
- Richmond Town Centre Boundary Buffer Zone
- Risk of Flooding from Surface Water 1 in 1000 chance
- St Margarets and East Twickenham Village
- Park House Gardens and surrounds Village Character Area

3. DESCRIPTION OF THE PROPOSAL AND ANY RELEVANT PLANNING HISTORY

The application seeks permission for a “*first floor side and rear extension. Extend and alterations to existing loft dormer to the rear*”.

The full planning history can be viewed above. Of relevance:

24/0200/HOT – Alterations to the existing front façade: new roof to match neighbouring property, new windows and new eyebrow window. Ground floor rear extension. First floor side and rear extension. Extend and alterations to existing loft dormer to the rear. Internal alterations – **Refused**.

- **Design**
The proposed additions and extensions, by reason of their combined siting, bulk, scale, and incongruous design would result in a visually intrusive and unsympathetic form of development which will negatively impact the visual harmony between the host property and neighbouring dwellings, as well as having a detrimental impact on the character and appearance of the streetscape. As such the proposal would be contrary to the National Planning Policy Framework and to the London Borough of Richmond upon Thames Local Plan (2018), in particular policy LP1, as well as policy 28 of the Publication Local Plan and the House Extensions and External Alterations SPD.
- **Neighbour amenity**
The proposed ground floor extension by reason of its siting, depth, height, bulk, massing and proximity to sensitive neighbouring private open space would result in a visually intrusive and overbearing form of development that would result in loss of outlook to the detriment of the amenity of the neighbouring occupiers, in particular no. No.30 Park Road. Therefore, the proposal is in conflict with the Local Plan (2018), in particular Policy LP8 as well as policy 46 of the Publication Local Plan and the House Extensions and External Alterations SPD.
- **Trees**

The application, by reason of insufficient information fails to demonstrate that the proposed buildings and works would not have a detrimental impact, whether directly or indirectly, on retained trees within the application site and surrounding area. As such, the proposal is in conflict with the Richmond Local Plan (2018) in particular Policy LP16, as well as policy 42 of the Publication Local Plan.

4. CONSULTATIONS CARRIED OUT

The list of neighbours notified of this application are listed above. No representations have been received.

5. AMENDMENTS

The dormer extension fenestration design was

6. MAIN POLICIES RELEVANT TO THE DECISION

NPPF (2023)

The key chapters applying to the site are:

- 4. Decision-making
- 5. Delivering a sufficient supply of homes
- 12. Achieving well-designed places

These policies can be found at:

https://assets.publishing.service.gov.uk/media/65a11af7e8f5ec000f1f8c46/NPPF_December_2023.pdf

London Plan (2021)

Policy D4 – Delivery good design

Policy D12 – Fire safety

These policies can be found at: https://www.london.gov.uk/sites/default/files/the_london_plan_2021.pdf

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

Richmond Publication Local Plan (Regulation 19 version)

The Richmond Publication Version Local Plan (Regulation 19 version) and its supporting documents, including all the Regulation 18 representations received, was considered at Full Council on 27 April. Approval was given to consult on the Regulation 19 Plan and, further, to submit the Local Plan to the Secretary of State for Examination in due course. The Publication Version Local Plan, including its accompanying documents, have been published for consultation on 9 June 2023. Together with the evidence, the Plan is a material consideration for the purposes of decision-making on planning applications. The weight to be given to each of the emerging policies and allocations will depend on an assessment against the criteria set out in paragraph 48 of the NPPF. As the Council considers the emerging Local Plan to be sound and legally compliant, officers and Councillors should accord relevant policies and allocations weight in the determination of applications taking account of the extent to which there are unresolved objections to relevant policies. Note that it was agreed by Full Council that no weight will be given to Policy 4 in relation to the increased carbon offset rate, and therefore the existing rate of £95/t will continue to be applied; in addition, no weight will be given to Policy 39 in relation to the 20% biodiversity net gain requirement at this stage; all other aspects and requirements of these policies will apply.

Issue	Local Plan Policy	Compliance	
Local Character and Design Quality	28	Yes	No
Impact on Amenity and Living Conditions	46	Yes	No

Supplementary Planning Documents

House Extension and External Alterations
St Margarets and East Twickenham Village Planning Guidance

These policies can be found at:

https://www.richmond.gov.uk/services/planning/planning_policy/local_plan/supplementary_planning_documents_and_guidance

7. EXPLANATION OF OFFICER RECOMMENDATION

The key issues for consideration are:

- i Design and Impact on Heritage Assets
- ii Impact on Neighbour Amenity
- iii Flood Risk
- iv Fire Safety

Issue i - Design and Impact on Heritage Assets

Policy LP1 of the Local Plan seeks to maintain and, where possible, enhance the high architectural and urban design quality which contributes to the character and heritage of the area.

The Councils SPD relating to House Extensions and External Alterations encourages the retention of the original form of the host property and any alterations should enhance the quality of the building. The original appearance should always be the reference point when considering any changes. In terms of extensions, they should not dominate the existing house and should harmonise with the original appearance.

First floor side/rear extension

Guidance contained within the SPD for House Extensions notes “Two storey side and rear extensions should not be greater than half the width of the original building to ensure the extensions does not over dominate the building’s original scale and character”. The proposed first-floor extension measures less than half the width of the dwellinghouse in accordance with guidance set out in the SPD. The depth of the extension would sit flush with the existing rear elevations.

The SPD states that it may be appropriate for an extension to be integrated into the main house, this is usually applicable to detached or end-of-terrace dwellings. It is considered that the proposed design, though of an integrated nature, benefits from unique circumstances in which it is infilling a portion of the dwelling rather than adding a whole additional floor to the dwelling. In this case, the integrated design is beneficial to the appearance of the dwelling, which currently appears disjointed and cluttered at the rear. The extension does achieve relative subordination to the main dwelling through careful design which lessens its visual impact. The varied character of the area is noted and the introduction of a flush and integrated first floor side extension would not disrupt the appearance of the host dwelling and surrounding area. The extension retains a separation gap to the boundary allowing for views to remain between dwellings and avoiding a terracing effect.

The proposed extension would integrate with the existing roof and match the dwelling in materiality. The officer notes that the surrounding properties are varied in appearance, form and materials and therefore the proposed additional bulk and mass would not look out of character for the area as there is no established character to the rear of these properties.

Dormer extension

The proposal includes the extension of the existing dormer. The dormer would be set lower than the existing ridge, set in and up from the eaves ensuring that remains as a subservient addition to the host dwelling. The dormer would be clad in tiles to match the existing roof. The white framed windows would be similar in design to the existing windows on lower floors. An internal glass balustrade is proposed, no objections are raised to the design.

The proposal accords with Local Plan (2018) policy LP1 and Publication Local Plan policy 28 as well as the ‘House Extensions and External Alterations’ (2015) SPD.

Issue ii- Impact on Neighbour Amenity

Policy LP8 requires all development to protect the amenity and living conditions for occupants of new, existing, adjoining and neighbouring properties. This includes ensuring adequate light is achieved, preserving privacy and ensuring proposals are not visually intrusive.

The SPD states that in the case of terraced dwellings, single storey rear extensions should not exceed 3m. It also outlines that the final test of acceptability will depend on the particular circumstances on the site which may justify greater projection, such as distance from the boundary; height adjacent to the boundary; use of materials and layout of neighbouring sites.

The property adjoins no. 30 to the north-west and neighbours no. 34 to the south-east.

First floor side and rear extension

As previously acknowledged, the extension would not project beyond the rear elevation of the host dwelling and therefore would not project further than that of no. 34. However, a window is present on the flank elevation of no. 34, facing the site. Although a greater sense of enclosure and an impact to the outlook would be experienced, the existing outlook from the window is limited. In addition, the window serves a dual aspect bedroom, with outlook, light available from two windows to the rear. Therefore, the impacts of the development are negligible when compared to the existing situation.

With regard to no. 30, given the siting of the development on the opposing boundary, no harm is anticipated to these residents in terms of outlook or light or sense of enclosure.

Dormer extension

Given siting and the presence of an existing dormer, the proposed dormer would not lead to an unacceptable sense of enclosure or appear overbearing, nor would there be any significant loss of daylight or sunlight or loss of privacy.

Although the fenestration comprises internal glass balustrades, they would not be Juliet balconies but would remain as windows and would not afford additional views to what is existing. There is a mutual level of overlooking that occurs within the immediate vicinity, and the insertion of the proposed fenestration across the rear elevation will not result in any unreasonable increase compared to the existing.

The proposal complies with Local Plan Policy LP8.

iii Flood Risk

Local Plan Policy LP21 requires that: 'All developments should avoid, or minimise, contributing to all sources of flooding, including fluvial, tidal, surface water, groundwater and flooding from sewers, taking account of climate change and without increasing flood risk elsewhere'.

The proposal would not exacerbate the flood risk levels on site as the proposed works would be only alterations and additions to the upper floors of the property.

In view of the above, the proposal will comply with the aims and objectives of policy LP 21

Issue iv - Fire Safety

London Plan policy D12 requires the submission of a Fire Safety Statement on all planning applications.

A Fire Safety Report has been submitted to the Council - received 24/04/2024.

A condition has been included to ensure this is adhered to on an ongoing basis. The applicant is advised that alterations to existing buildings should comply with the Building Regulations. Overall, the scheme can therefore be considered consistent with this Policy D12 of the London Plan.

8. 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.

9. RECOMMENDATION

This recommendation is made following careful consideration of all the issues raised through the application process. In making this recommendation consideration has been had to the statutory duties imposed by the Planning (Listed Buildings and Conservation Areas) Act 1990 and the requirements set out in Chapter 16 of the NPPF.

Grant planning permission with conditions

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.

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)

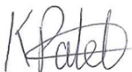
This application requires a Legal Agreement YES* NO
(*If yes, complete Development Condition Monitoring in Uniform)

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

This application has representations on file YES NO

Case Officer (Initials):I.ZM..... Dated:05/06/2024.....

I agree the recommendation:



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

Dated: ...11/06/2024.....

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: