

Application reference: 24/0831/HOT ST MARGARETS AND NORTH TWICKENHAM WARD

Date application received	Date made valid	Target report date	8 Week date
28.03.2024	08.05.2024	03.07.2024	03.07.2024

Site:

78 Gordon Avenue, Twickenham, TW1 1NQ,

Proposal:

Replace existing bike shed with new bike shed.

APPLICANT NAME

Mr Christopher Cartwright
78 Gordon Avenue
Twickenham
TW1 1NQ
United Kingdom

AGENT NAME

Neighbours:

63 Gordon Avenue, Twickenham, TW1 1NH, - 10.05.2024
80 Gordon Avenue, Twickenham, TW1 1NQ, - 10.05.2024
76 Gordon Avenue, Twickenham, TW1 1NQ, - 10.05.2024

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

Development Management

Status: REF Application: 08/1095/PS192
Date: 27/05/2008 Single storey rear extension.

Development Management

Status: GTD Application: 08/2994/HOT
Date: 21/04/2009 Ground floor rear extension.

Development Management

Status: GTD Application: 22/3036/HOT
Date: 07/11/2022 PROPOSED CONDENSER UNIT TO REAR GARDEN

Development Management

Status: PCO Application: 24/0831/HOT
Date: Replace existing bike shed with new bike shed.

Building Control

Deposit Date: 12.09.1996 Replace roof covering, install wc in bathroom
Reference: 96/1275/BN

Building Control

Deposit Date: 13.11.1996 New roof covering. Inspection chamber SVP.
Reference: 96/1570/BN

Building Control

Deposit Date: 30.08.2007 Refurbishment, loft extension and rear extension
Reference: 07/1889/BN

Building Control

Deposit Date: 25.08.2008 Installed a Gas Boiler
Reference: 08/COR02134/CORGI

Building Control

Deposit Date: 30.10.2009 Installed a Gas Boiler
Reference: 09/FEN01395/GASAFE

Building Control

Deposit Date: 23.10.2020 Install a gas-fired boiler
Reference: 20/FEN03422/GASAFE

Building Control

Deposit Date: 05.07.2021 Install replacement windows in a dwelling Install replacement door in a dwelling

Reference: 21/FEN00934/FENSA

Building Control

Deposit Date: 21.07.2022 Install a replacement consumer unit

Reference: 22/NIC01921/NICEIC

Enforcement

Opened Date: 19.09.2007 Enforcement Enquiry

Reference: 07/0422/EN/UBW

Enforcement

Opened Date: 28.02.2014 Enforcement Enquiry

Reference: 14/0092/EN/UBW

Application Number	24/0831/HOT
Address	78 Gordon Avenue Twickenham TW1 1NQ
Proposal	Replace existing bike shed with new bike shed.
Contact Officer	GNI
Target Determination Date	03.07.24

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 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 has considered 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 subject site consists of a two-storey end-terrace dwellinghouse on the west side of Gordon Avenue and adjoins the River Crane at the rear.

The application site is situated within St Margarets Village and is designated as:

Area Benefiting Flood Defence - Environment Agency. (Areas Benefiting from Defences)
Area Susceptible To Groundwater Flood - Environment Agency (Superficial Deposits Flooding - >= 75% - SSA Pool ID: 183)
Article 4 Direction Basements (Article 4 Direction - Basements / Ref: ART4/BASEMENTS / Effective from: 18/04/2018)
Bank Top Planning App Tool - Environment Agency ()
Community Infrastructure Levy Band (Higher)
Floodzone 2 (Fluvial / Tidal Models)
Floodzone 2 (Fluvial / Tidal Models and Fluvial Events)
Floodzone 2 (Tidal Models)
Floodzone 3 (Fluvial / Tidal Models)
Floodzone 3 (Tidal Models)
Increased Potential Elevated Groundwater (GLA Drain London)
Protected View (Indicative Zone) (N_View_005 View to Marble Hill House (north))
Risk of Flooding from Surface Water 1 in 1000 chance - Environment Agency (RoFSW Extent 1 In 1000 year chance - SSA Pool ID: 47199)
SFRA Zone 3a High Probability (Flood Zone 3)
SFRA Zone 3b Functional Floodplain (Floodzone 3B Fluvial & Tidal - SFRA 2020)
Surface Water Flooding (Area Less Susceptible to) - Environment Agency ()
Surface Water Flooding (Area More Susceptible to) - Environment Agency ()
Surface Water Flooding (Area Susceptible to) - Environment Agency ()
Take Away Management Zone (Take Away Management Zone)
Throughflow Catchment Area (Throughflow and Groundwater Policy Zone) (Adopted: October 2020 , Contact: Local Plan Team)
Village Character Area (East of the River Crane - Area 7 (PART 1) St Margarets Village Planning Guidance Page 28 CHARAREA07/07/01)
Ward (St. Margarets and North Twickenham Ward)

3. DESCRIPTION OF THE PROPOSAL AND ANY RELEVANT PLANNING HISTORY

The proposed development comprises the replacement of an existing bike shed with new bike shed/parcels store.

There is no relevant planning history associated with the site.

4. CONSULTATIONS CARRIED OUT

The list of neighbours notified of this application are listed above.

No letters of representation were received.

5. MAIN POLICIES RELEVANT TO THE DECISION

NPPF (2023)

The key chapters applying to the site are:

- 4. Decision-making
- 12. Achieving well-designed places
- 14. Meeting the challenge of climate change, flooding and coastal change

These policies can be found at:

<https://www.gov.uk/guidance/national-planning-policy-framework>

London Plan (2021)

The main policies applying to the site are:

- D4 Delivering good design
- D12 Fire Safety

These policies can be found at: <https://www.london.gov.uk/what-we-do/planning/london-plan>

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
Impact on Flood Risk and Sustainable Drainage	LP21	Yes	No
Sustainable Travel Choices	LP44	Yes	No
Parking Standards and Servicing	LP45	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) was published on 9 June 2023 for public consultation which ended on 24 July 2023.

The Publication Version Local Plan, together with all the representations received during the representation period, the plan and its supporting documents were submitted to the Secretary of State for examination on 19 January 2024. The submission documents do not form part of the statutory development plan for the Borough, however, by publishing and submitting the Borough Local Plan for independent examination the Council has formally confirmed its intention to adopt the Publication Plan.

The Publication Version Local Plan, including its evidence base, are material considerations for decision-making. 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 Borough Local Plan to be sound and legally compliant, officers and Councillors should accord relevant policies and allocations significant weight in the determination of applications taking account of the extent to which there are unresolved objections to relevant policies. Therefore, the weight afforded to each policy at this stage will differ depending on the level and type of representation to that policy. This is addressed in more detail in the assessment below where it is relevant to the application.

Note that it was agreed by Full Council on 27 April, when the Publication Plan was approved, that no weight

will be given to Policy 4 in relation to the increased carbon offset rate, and therefore the existing rate of £95 will continue to be used; in addition, no weight will be given to Policy 39 in relation to the 20% biodiversity net gain requirement; all other aspects and requirements of these policies will apply.

Issue	Publication Local Plan Policy	Compliance	
Flood risk and sustainable drainage	8	Yes	No
Local character and design quality	28	Yes	No
Amenity and living conditions	46	Yes	No
Sustainable travel choices, Vehicular Parking, Cycle Parking, Servicing and Construction Logistics Management	47, 48	Yes	No

Supplementary Planning Documents

House Extension and External Alterations
 Refuse and Recycling Storage Requirements
 Village Plan – St Margarets

These policies can be found at:

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

Other Local Strategies or Publications

Other strategies or publications material to the proposal are:
 Strategic Flood Risk Assessment 2021

6. EXPLANATION OF OFFICER RECOMMENDATION

The key issues for consideration are:

- i Design and impact on heritage assets
- ii Impact on neighbour amenity
- iii Fire Safety
- iv Flood Risk

i Design and impact on heritage assets

Policy LP1 of the Local Plan 2018 seeks to maintain and, where possible, enhance the high architectural and urban design quality which contributes to the character and heritage of the area. Proposals should demonstrate an understanding of the site and its context when considering the design including layout, siting and access and the compatibility of the works to the neighbouring uses.

Policy LP5 of the Local Plan stipulates that Council will protect the quality of views, vistas, gaps and the skyline, all of which contribute significantly to the character, distinctiveness and quality of the local and wider area.

The Councils SPD relating to House Extensions and External Alterations acknowledges the benefits of bin and cycle storage structures where these are suitably located. The SPD requires the structure to not be insensitively located, subservient in scale and not exceed the height of the existing boundary treatment. The structure should not be unneighbourly, ideally should be constructed in a natural material such as timber, or where required should be finished in a visually recessive colour.

The subject application seeks consent for a combined bicycle/parcel store which is proposed to be 2.95m long x 1.12m wide x 1.34m high. The store is proposed to be located on the southern side of the front garden and be constructed from timber which is proposed to be painted.

The front garden has an existing front brick boundary fence. Due to the design of the existing brick fence, the store will be higher than the boundary fence in part. In order to serve its purpose as a bike store, the structure needs to be the proposed height to accommodate the height of a bike. In addition, the existing timber bike store which is located in the same location in the front garden is of a similar height. It is considered that the proposed store given its context, purpose and existing site conditions is appropriately subservient to the host dwelling. The store will be suitably located on the southern side of the front garden and setback from the front boundary. Bin and Bicycle stores of similar dimensions are common within the

surrounding streetscape and wider area. The proposed materials and finishes are acceptable as they are consistent with the recommended materials in the SPD. The proposed store will not have a detrimental impact on the character of the host dwelling or wider area.

In view of the above, the proposal complies with the aims and objectives of policy LP1 of the Richmond Local Plan (2018), LP28 of the Richmond Publication Local Plan (Regulation 19 version) and the SPD relating to House Extensions and External Alterations.

ii Impact on neighbour amenity

Policy LP8 states that development must protect the amenity and living conditions of existing, adjoining and neighbouring occupants. Design must allow for good daylight standards, avoid overlooking or noise disturbance, avoid visual intrusion, overbearing impacts or harm to the reasonable enjoyment of the uses of buildings and gardens. Harm may arise from various impacts such as noise, air pollution, odours or vibration.

The proposed bin/parcel store is located along the shared boundary with 80 Gordon Avenue Twickenham. Due to the proposed size, materials and location of the store, the proposal is not considered to result in adverse amenity impacts to this dwelling.

Overall, the proposed development by way of its scale and siting would not result in unreasonable loss of amenity to any of the neighbouring or adjoining properties. The proposal is therefore considered to meet the aims and objectives of LP8 of the Richmond Local Plan (2018), LP28 of the Richmond Publication Local Plan (Regulation 19 version) the SPD relating to House Extensions and External Alterations.

iii Fire Safety

A Fire Safety Statement prepared by Peter Whalley dated 10 October 2022 was submitted with the application in accordance with the GLA Fire Safety policy guidance. The applicant is advised that alterations to existing buildings should comply with the Building Regulations. A separate application is required to be made for Building Regulation requirements. Overall, the scheme is considered consistent with this Policy D12 of the London Plan.

iv Flood Risk

Policy LP 21 'Flood Risk and Sustainable Drainage' states 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.

Whilst the rear of the site is located in flood zone 2/3, the proposed development is located in flood zone 1 at the front of the property. Taking into account the minor nature of the proposal, it is not considered that the proposal would exacerbate the current situation on the site in terms of flood risk. In light of the above conclusions, the proposed scheme is considered to be in line with Policy LP 21 of the Local Plan (2018).

7. 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.

8. RECOMMENDATION

This recommendation is made following careful consideration of all the issues raised through the application process.

Grant planning permission

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):GNI.....

Dated:03.06.24.....

I agree the recommendation:EL

Team Leader/Head of Development Management/Principal Planner

Dated: 28/06/2024.....