



Application reference: 24/1558/HOT
 TWICKENHAM RIVERSIDE WARD

Date application received	Date made valid	Target report date	8 Week date
19.06.2024	26.06.2024	21.08.2024	21.08.2024

Site:
 147 Amyand Park Road, Twickenham, TW1 3HN,

Proposal:
 single storey rear and side return extension

APPLICANT NAME
 Paul Marriott
 147 Amyand Park Road
 Twickenham
 Richmond Upon Thames
 TW1 3HN

AGENT NAME
 Ms Sigrid Bris
 37 Esingdon Drive, Thame
 THAME
 OX9 3DS
 United Kingdom

DC Site Notice: printed on 29.06.2024 and posted on 05.07.2024 and due to expire on 26.07.2024

Consultations:

Consultee
 14D Urban D
 Network Rail

Expiry Date
 13.07.2024
 20.07.2024

Neighbours:

145 Amyand Park Road, Twickenham, TW1 3HN, - 29.06.2024
 149 Amyand Park Road, Twickenham, TW1 3HN, - 29.06.2024

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

Development Management

Status: GTD Application: 23/2907/HOT
 Date: 09/01/2024 Loft conversion - Rear dormer with two Velux windows to the front roof slope

Development Management

Status: PDE Application: 24/1558/HOT
 Date: single storey rear and side return extension

Building Control

Deposit Date: 29.08.2022 Install a gas-fired boiler
 Reference: 22/FEN02751/GASAFE

Building Control

Deposit Date: 01.05.2023 Install replacement windows in a dwelling
 Reference: 23/FEN01112/FENSA

Building Control

Deposit Date: 04.03.2024 Loft conversion
 Reference: 24/0269/IN

Building Control

Deposit Date: 17.08.2023 Install replacement door in a dwelling
 Reference: 24/FEN00454/FENSA

Enforcement

Opened Date: 04.06.2007 Enforcement Enquiry
 Reference: 07/0223/EN/USD

Application Number	24/1558/HOT
Address	147 Amyand Park Road Twickenham TW1 3HN
Proposal	single storey rear and side return extension
Contact Officer	Jeremy Maclsaac
Target Determination Date	21/08/2024

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 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 is a two storey terraced dwellinghouse located on the north side of Amyand Park Road.

The application site is designated as:

Article 4 Direction Basements	Article 4 Direction - Basements / Ref: ART4/BASEMENTS / Effective from: 18/04/2018
Community Infrastructure Levy Band	Higher
Conservation Area	CA48 Amyand Park Road Twickenham
Critical Drainage Area - Environment Agency	St Margarets [Richmond] / Ref: Group8_002 /
Increased Potential Elevated Groundwater	GLA Drain London
Main Centre Buffer Zone	Twickenham Town Centre Boundary Buffer Zone - A residential development or a mixed use scheme within this 400 metre buffer area identified within the Plan does not have to apply the Sequential Test (for Flood Risk) as set out in Local Plan policy LP21.
Network Rail Safeguarding Zone	Network Rail asset, or within 10 metre of - Tenure: Freehold Ownership - Requirement to consult NR about sites within 10 metres of a railway line
Protected View (Indicative Zone)	N_View_004 View from near Ham House to Orleans House
Surface Water Flooding (Area Less 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	St Margarets and East Twickenham Village
Ward	Twickenham Riverside Ward

3. DESCRIPTION OF THE PROPOSAL AND ANY RELEVANT PLANNING HISTORY

The proposed development comprises single storey rear and side return extension.

The comprehensive list of planning history can be found above however the most relevant planning history is as follows:

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

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	
Local character and design quality	28	Yes	No
Amenity and living conditions	46	Yes	No

Supplementary Planning Documents

Design Quality
House Extension and External Alterations

These policies can be found at:

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

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.

The Councils SPD relating to House Extensions and External Alterations states that the overall shape, size and position of side and rear extensions should not dominate the existing house or its neighbours. It should harmonise with the original appearance, either by integrating with the house or being made to appear as an obvious addition.

The proposal seeks to add single storey rear and side return extension.

The surrounding area consists of terraced properties, many benefitting from ground floor rear extensions and side extensions alike. The rear extension will project 1.8m to the rear of the property and will be comprised of a single velux rooflight. The side extension will extend to the depth of the new rear extension and infill the gap between it and the boundary with the neighbour. It will be comprised of 3 rooflights and the height of the eaves will be 2.2m. In terms of materials, the extensions will be finished in a London stock brick. No objections are raised with regards to the design of the extensions.

Overall, the proposed scheme is in line with policy LP1 of the Local Plan (2018) and policy 28 of the publication local plan (Regulation 19 Version).

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 SPD on House Extensions and External Alterations notes that generally an extension of 3m in

depth for a terrace property will be acceptable. Where the proposed extension seeks a larger depth, the eaves should be reduced to 2.2m at the shared boundary to mitigate detrimental impact on neighbours such as sense of enclosure or overbearing. However, the final test of acceptability is dependent on the specific circumstances of the site which may justify greater rear projection.

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The proposed rear element of the extension would not project more than the allocated 3m (1.8m total) from the rear elevation of neighbouring properties, this is considered an acceptable projection which would satisfy the guidelines set out in the House Extensions and External Alterations SPD.

The property most susceptible to amenity impact by this development is number 145 Amyand Park road.

145 Amyand park road does not benefit from a rear or a side extension. This dwellinghouse maintains the original footprint of the building with a side facing bay window at ground floor level. As the subject proposal has a side extension eaves height of no more than 2.2m it is not considered that this would cause undue levels of loss of light, overbearing or visual intrusion to this neighbour.

The proposal would not result in harmful noise or disturbance as the site will remain in residential use as a result of this development.

As such, the proposal complies with policy LP8 of the local plan and policy 46 of the Publication Local Plan (Regulation 19 Version).

iii Fire Safety

The applicant has submitted a 'Fire Safety Strategy' to address policy D12 of the London Plan (2021).

The applicant is advised that alterations to existing buildings should comply with the Building Regulations. This permission is not a consent under the Building Regulations for which a separate application should be made.

iv Biodiversity

Biodiversity net gain became mandatory for minor developments on applications made from 2nd April 2024. This application is exempt from mandatory biodiversity net gain on the grounds that it is a householder application.

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.

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.

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 YES NO
(which are not on the file)

This application has representations on file YES NO

Case Officer (Initials):JMA.....

Dated:21.08.2024.....

I agree the recommendation:



Team Leader/Head of Development Management/Principal Planner

Dated: ...21/08/2024.....

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: