

Application reference: 24/1660/HOT SOUTH TWICKENHAM WARD

Date application received	Date made valid	Target report date	8 Week date
01.07.2024	01.07.2024	26.08.2024	26.08.2024

Site:

12 Poulett Gardens, Twickenham, TW1 4QR,

Proposal:

Single storey rear infill extension with flat roof.

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

APPLICANT NAME

Mrs Asmai Billo
12 Poulett Gardens
Twickenham
Richmond Upon Thames
TW1 4QR

AGENT NAME

Adrianna Tyrek
Felaw Maltings
44 Felaw Street
Ipswich
IP2 8SJ

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

Consultations:

Internal/External:
Consultee

Expiry Date

Neighbours:

9 Poulett Gardens, Twickenham, TW1 4QS, - 02.07.2024
7 Poulett Gardens, Twickenham, TW1 4QS, - 02.07.2024
5 Poulett Gardens, Twickenham, TW1 4QS, - 02.07.2024
14 Poulett Gardens, Twickenham, TW1 4QR, -
10 Poulett Gardens, Twickenham, TW1 4QR, - 02.07.2024
18 Poulett Gardens, Twickenham, TW1 4QR, - 02.07.2024
23 Heath Road, Twickenham, TW1 4AW, - 02.07.2024
25 Heath Road, Twickenham, TW1 4AW, - 02.07.2024
19 Heath Road, Twickenham, TW1 4AW, - 02.07.2024
21 Heath Road, Twickenham, TW1 4AW, - 02.07.2024

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

Development Management

Status: GTD
Date: 26/04/2023

Application: 23/0686/PS192
Hip to gable and rear dormer roof extension, and rooflights to front roof slope.

Development Management

Status: GTD
Date: 01/09/2023

Application: 23/1797/HOT
Two storey side extension, replacing existing side garage.

Development Management

Application Number	24/1660/HOT
Address	12 Poulett Gardens Twickenham TW1 4QR
Proposal	Single storey rear infill extension with flat roof.
Contact Officer	Fariba Ismat
Target Determination Date	26/08/2024

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 application site is occupied by a semi-detached house located on the northern side of Poulett Gardens in Twickenham. The application site is situated within south Twickenham Ward and is designated as follow:

Number of constraints: **9**

Item Found	More Information
Article 4 Direction Basements	Article 4 Direction - Basements / Ref: ART4/BASEMENTS / Effective from: 18/04/2018
Community Infrastructure Levy Band	Low
Critical Drainage Area - Environment Agency	Strawberry Hill [Richmond] / Ref: Group8_003 /
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.
Take Away Management Zone	Take Away Management Zone
Throughflow Catchment Area (Throughflow and Groundwater Policy Zone)	Adopted: October 2020, Contact: Local Plan Team
Village	Twickenham Village
Village Character Area	Town Centre fringe (Part 2) - Area 14 Twickenham Village Planning Guidance Page 44 CHARAREA13/14/02
Ward	South Twickenham Ward

3. DESCRIPTION OF THE PROPOSAL AND ANY RELEVANT PLANNING HISTORY

The proposal is for a single storey rear infill extension with flat roof.

RECENT PLANNING HISTORY

Reference	Description	Decision
23/2485/HOT	Single storey rear extension	Granted Permission
23/1797/HOT	Two storey side extension, replacing existing side garage.	Granted Permission
23/0686/PS192	Hip to gable and rear dormer roof extension, and rooflights to front roof slope.	Granted Permission

4. CONSULTATIONS CARRIED OUT

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

One letter of observation has been received from number 12 with following comments.

This is the 4th planning application relating to this property in the space of 12 months! Each Application increases the size of the property. As they have all been considered individually, it appears that no one has considered the true increase in size and scale overall. What an interesting way to approach planning protocols!!! I assume the local authority are delighted with this approach because they receive multiple fees related to each application (planning, building regs etc)

5. MAIN POLICIES RELEVANT TO THE DECISION

NPPF (2021)

The key chapters applying to the site are:

- 4. Decision-making
- 12. Achieving well-designed places

These policies can be found at:

https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/1005759/NPPF_July_2021.pdf

London Plan (2021)

The main policies applying to the site are:

- D4 Delivering good design
- D5 Inclusive Design
- D6 Housing quality and standards
- 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:

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

Supplementary Planning Documents

Design Quality

House Extension and External Alterations

Hampton Wick Village Plan

These documents can be found at:

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

6. EXPLANATION OF OFFICER RECOMMENDATION

The key issues for consideration are:

- i Design and Appearance
- ii Impact on Neighbour Amenity
- iii Fire Safety Strategy

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 Council's 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 is for a single storey rear infill extension with flat roof as seen in the 3D illustration below. The host property has been extended at loft level, two storey side extension and single storey rear extension.



The proposed infill extension would fill the gap between the existing rear extension and the side boundary with no. 12. It would follow the same roof height, will finish with matching material as the existing extension and with same fenestration. The proposal in terms of design is considered to compatible with the main house and in terms of scale in proportion with overall scale of the main extended house. The property has an adequate rear amenity space, hence, the infill extension will not affect the rear amenity space negatively.

The proposal therefore is considered to be compliant with policy LP1 of Local Plan and Design SPD and is supported.

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 single storey rear infill extension would measure 3.5m in depth and 3m in height. There is a 2.5m high boundary fence between the two sites, the infill extension would project 0.5m above the fence as seen in the drawing. No. 12 has a side garage abutting the side elevation of no. 14, hence, the main house at no. 12 will not be affected by the proposed infill extension due to sufficient gap behind the garage. The depth and height of the infill extension is within the threshold set out by the House Extensions and External Alteration SPD, keeps adequate distance from neighbouring sites, therefore is not considered to impact neighbouring or the surrounding sites in a negative way.



It is noted that there is an observation from neighbouring no. 12, however, there is not direct objection to the infill extension, but a general observation in relation to accumulated size and scale of the property after recent extensions to the property.

The proposal therefore is considered to be compliant with aims and objectives of policy LP8 of the Local Plan and is supported.

iii Fire Safety Strategy

London Plan policy D12 requires the submission of a Fire Safety Statement on all planning Applications. However, in this case a Reasonable Exception Certificate (RES) has been submitted with the following justification.

- 1) Identify suitably positioned unobstructed outside space for:
 - a. Fire appliance will be positioned in the plot as per building control regulation Part B. within 45m to the all internal room to the fire appliances.

b. appropriate for use as an evacuation assembly point

Assembly point will be provided in front of the property in the public footpath.

2) Are designed to incorporate appropriate features which reduce the risk to life and the risk of serious injury in the event of a fire; including appropriate fire alarm systems and passive and active fire safety measures.

The fire safety measures requested by building control together with passive and active safety measures will be implemented.

3. Are constructed in an appropriate way to minimise the risk of fire spread.

The structure as proposed will be designed with non-combustible materials and with all current part B building regulation pack.

4) Provide suitable and convenient means of escape, and associated evacuation strategy for all building users.

The existing front door is the main access and escape from the building. The rear patio door can be as well used as escape road. Inside the existing house is equipped with smoke and heat detector alarms as per current fire safety regulations and new side extension will be also.

5) Develop a robust strategy for evacuation which can be periodically updated and published, and which all building users can have confidence in.

This is a single family house.

6) Provide suitable access and equipment for firefighting which is appropriate for the size and use of the development.

Front and rear doors can be used for firefighters with equipment

The proposed fire safety measure is considered to be compliant with policy D12 of London Plan and supported.

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.

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Grant planning permission with conditions

Approved Drawings:

Site Location Plan, 100, 101, 102, 103, 104, 105, 106 – Recd. 01/07/24

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): ...FI.....

Dated: ...20/08/2024.....

I agree the recommendation: CTA

Team Manager

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:

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
