



**Application reference: 24/1706/HOT**  
**ST MARGARETS AND NORTH TWICKENHAM WARD**

Date application received	Date made valid	Target report date	8 Week date
05.07.2024	05.07.2024	30.08.2024	30.08.2024

**Site:**

190 London Road, Twickenham, TW1 1EX,

**Proposal:**

Construction of rear single storey extension at ground floor level.

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

**APPLICANT NAME**

John & Natalie Yianni  
 190 London Road  
 Twickenham  
 Richmond Upon Thames  
 TW1 1EX

**AGENT NAME**

Mr Nigel Hartley  
 33 Trinity Church Road  
 London  
 SW13 8ET

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

**Consultations:**

**Internal/External:**

**Consultee**

**Expiry Date**

**Neighbours:**

- 5 Joanne Court,2 Hill View Road,Twickenham,TW1 1EY, - 23.07.2024
- 3 Joanne Court,2 Hill View Road,Twickenham,TW1 1EY, - 23.07.2024
- 1 Joanne Court,2 Hill View Road,Twickenham,TW1 1EY, - 23.07.2024
- 6 Joanne Court,2 Hill View Road,Twickenham,TW1 1EY, - 23.07.2024
- 4 Joanne Court,2 Hill View Road,Twickenham,TW1 1EY, - 23.07.2024
- 2 Joanne Court,2 Hill View Road,Twickenham,TW1 1EY, - 23.07.2024
- 188 London Road,Twickenham,TW1 1EX, - 23.07.2024
- 59 Cole Park Road,Twickenham,TW1 1HT, - 23.07.2024
- 57 Cole Park Road,Twickenham,TW1 1HT, - 23.07.2024
- 55A Cole Park Road,Twickenham,TW1 1HT, - 23.07.2024

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

Development Management

Status: GTD Application:47/3555  
 Date:07/11/1952 Provision of vehicular access.

Development Management

Status: WDN Application:06/2072/FUL  
 Date:10/08/2006 Demoliton Of Existing House And Construction Of A 4 Storey Block

Of Flats With Side Access Road And Associated Car Parking For 10 Cars.

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Development Management

Status: REF  
Date:30/10/2006

Application:06/2829/FUL  
Demolition Of Existing House And Construction Of A 4 Storey Block Of 9 Flats With Side Access Road And Associated Car Parking For 9 Cars.

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Development Management

Status: GTD  
Date:30/05/2008

Application:08/0075/HOT  
Demolition of existing single storey rear extension and garage to rear garden, erection of single storey side and rear extension

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Development Management

Status: UNK  
Date:15/07/2011

Application:09/T0128/TPO  
T1 - Horse Chestnut - 30% Crown reduction

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Development Management

Status: GTD  
Date:13/11/2017

Application:17/T0704/TPO  
T1 - Horse Chestnut - Reduce lateral growth on both N&S facing sides by 2-3m(retain lowest 'hanging' inbound limb), reduce protruding branches from upper crown to natural flowing canopy line and carry out a full aerial inspection/health check, removing all deadwood/damaged branches

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Development Management

Status: PCO  
Date:

Application:24/1706/HOT  
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Building Control

Deposit Date: 04.06.2007  
Reference: 07/1176/BN

Removal of internal structural wall and various upgrade of building

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Building Control

Deposit Date: 07.12.2009  
Reference: 09/2056/IN

Ground floor side and rear extension and internal alterations to house

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Building Control

Deposit Date: 07.04.2016  
Reference: 16/FEN01040/GASAFE

Install a gas-fired boiler

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Enforcement

Opened Date: 11.05.2010  
Reference: 10/0229/EN/NAP

Enforcement Enquiry

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<b>Application Number</b>	<b>24/1706/HOT</b>
<b>Address</b>	<b>190 London Road Twickenham TW1 1EX</b>
<b>Proposal</b>	<b>Construction of rear single storey extension at ground floor level.</b>
<b>Contact Officer</b>	<b>Matt Bayly</b>
<b>Target Determination Date</b>	<b>30/08/2024</b>

## 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 host site located on the eastern side of London Road, currently holds a three-storey stand-alone dwelling. The building is finished with brick and white render and has a tile roof. A car parking court is located to the front. The site is in a predominantly residential area, characterised by a mix of flats and large standalone dwellinghouses.

The application site is situated within Twickenham Village and is designated as:

- 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)
- Community Infrastructure Levy Band (Higher)
- 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.)
- Risk of Flooding from Surface Water 1 in 1000 chance - Environment Agency (RoFSW Extent 1 In 1000 year chance - SSA Pool ID: 31577)
- Surface Water Flooding (Area Less Susceptible to) - Environment Agency ( )
- TPO (REF: T0708 - T1 Horse Chestnut - Aesculus hippocastanum)
- Village (Twickenham Village)
- Ward (St. Margarets and North Twickenham Ward)

## 3. DESCRIPTION OF THE PROPOSAL AND ANY RELEVANT PLANNING HISTORY

The proposal comprises a single rear extension which would be situated over the half-enclosed patio to the rear of the site. The proposal would extend from an existing rear extension and connected outbuilding that was approved in 2008.

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

Development Management

Status: GTD  
Date:30/05/2008

Application:08/0075/HOT  
Demolition of existing single storey rear extension and garage to rear garden, erection of single storey side and rear extension

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#### 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:

D4 Delivering good 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:

Issue	Local Plan Policy	Compliance	
Local Character and Design Quality	LP1,	<del>Yes</del>	No
Impact on Amenity and Living Conditions	LP8	Yes	<del>Ne</del>
Impact on Flood Risk and Sustainable Drainage	LP21	Yes	<del>Ne</del>

These policies can be found at [https://www.richmond.gov.uk/media/15935/adopted\\_local\\_plan\\_interim.pdf](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 will be addressed in more detail in the assessment below if/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	
		Yes	No
Flood risk and sustainable drainage	8	Yes	No
Local character and design quality	28	Yes	No
Amenity and living conditions	46	Yes	No

These policies can be found at

[https://www.richmond.gov.uk/media/16749/hpn\\_plan\\_2018\\_to\\_2033\\_january\\_2019.pdf](https://www.richmond.gov.uk/media/16749/hpn_plan_2018_to_2033_january_2019.pdf)

### Supplementary Planning Documents

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

### Biodiversity Net Gain

The planning authority, for the purposes of determining whether to approve a Biodiversity Gain Plan, if one is required in respect of this permission would be the London Borough of Richmond upon Thames.

There are statutory exemptions and transitional arrangements which mean that the biodiversity gain condition does not always apply. Based on the information available this permission is considered to be one which will not require the approval of a biodiversity gain plan before development is begun because the proposal is development which is subject of a householder application within the meaning of article 2(1) of the Town and Country Planning (Development Management Procedure) (England) Order 2015. A 'householder application' means an application for planning permission for development for an existing dwellinghouse, or development within the curtilage of such a dwellinghouse for any purpose incidental to the enjoyment of the dwellinghouse which is not an application for change of use or an application to change the number of dwellings in a building.

## 6. EXPLANATION OF OFFICER RECOMMENDATION

The key issues for consideration are:

- i Design and impact on local character
- ii Impact on neighbour amenity
- iii Fire safety
- iv Flooding

### i Design and impact on local character

*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 LP28 of the Publication Local Plan requires all development to be of high architectural and urban design quality. The character and heritage of the borough has been identified in the borough-wide characterisation work undertaken as part of the Urban Design Study. The 'places' as identified in the Study will need to be maintained and their character enhanced where opportunities arise. Development proposals will have to demonstrate a thorough understanding of the site and how it relates to its existing context, including character and appearance, and take opportunities to improve the quality and character of buildings, spaces and the local area.*

*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 House Extensions and Alterations SPD sets out general guiding design principles for householder extensions. These are summarised below:

- Reflect existing character/detail.
- Ensure continuity of the whole – the essence of visual success is to look at the street as a whole.
- A well-designed extension, which sympathetically complements the existing house and is in character with the neighbourhood.

The proposed rear extension is not supported for the following reasons:

- Due to the excessive depth measuring 10m in combination with the existing rear extension, the proposal will not be compatible with the existing house and others in the surrounds in terms of size, materiality and appearance. It is noted that the recommended depth for rear extensions for standalone properties is 4m.
- The proposal extends to the rear of existing rear outbuilding creating an uninterrupted bulk that cumulatively contributes to the overdevelopment of the site.

Overall, the proposal and is inconsistent with policy LP1 of the Local Plan, LP28 of the Publication Local Plan and the SPD.

## **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.*

*Policy LP46 of the Publication Local Plan requires proposals to:*

1. *Ensure the design and layout of buildings does not have an unacceptable impact on levels of daylight and sunlight on the host building or neighbouring properties, including gardens and outdoor spaces; where existing daylight and sunlight conditions are already substandard, they should be improved where possible;*
2. *Ensure that adequate outlooks are provided for new occupants, and that heights, massing and siting of new development retains adequate outlooks for neighbouring occupants, voiding any undue sense of enclosure;*
3. *Ensure that acceptable standards of privacy are provided and retained, without a diminution of the design quality; development should not result in unacceptable levels of overlooking (or perceived overlooking); balconies should not cause unacceptable overlooking or noise or disturbance to nearby occupiers;*
4. *Ensure that proposals are not visually intrusive or have an overbearing impact as a result of their height, massing or siting; visual amenity from adjoining sites and from the public realm should not be unacceptably compromised;*
5. *Ensure there is no harm to the reasonable enjoyment of the use of buildings, gardens and other spaces due to increases in traffic, servicing, parking, noise, light, disturbance, air pollution, odours or vibration or local micro-climate effects;*
6. *Provide adequate outdoor amenity space for new occupiers in accordance with Policy 13 'Housing Mix and Standards', which is free from excessive noise or disturbance, pollution, odour, sense of enclosure, unacceptable loss of privacy, wind and overshadowing.*

*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.*

The two neighbouring properties requiring assessment are Joanne Court and 188 London Road to the north and south respectively.

#### Flats at Joanne Court (north)

The proposed rear extension would be constructed approximately 3m from the shared side boundary and would be limited to a single storey. Therefore, undue shading and dominance impacts are not anticipated.

No glazing is proposed to face to the north, therefore acceptable privacy can be maintained.

#### 188 London Road

The proposal would be largely obscured from view as it would be screened by the existing outbuilding to the rear of the application site.

Given the above, amenity pertaining to privacy, dominance and daylight access are not considered to be unduly impacted by the proposal. Overall, the proposal will not harm neighbour amenity to a degree where refusal is warranted and is consistent with policies LP8 of the Local Plan, LP46 of the Publication Local Plan and the SPD.

### **iii Fire Safety**

A Fire Safety Statement was submitted with the application. The applicant is advised that alterations to existing buildings should comply with the Building Regulations. A separate application should be made for Building Regulation requirements. Overall, taking into account the scale of the works, the scheme is consistent with Policy D12 of the London Plan.

### **iv Flooding**

*Policy LP21 states that all developments should avoid, or minimise, contributing to all sources of flooding, taking into account climate change and without increasing flood risk elsewhere. Sustainable Drainage Systems (SuDs) are required in all proposals.*

Whilst the site is not located within flood zone 2 or 3, other flood-related hazards are listed as present.

The applicant is advised to submit a flood risk statement using the Environmental Agency form to demonstrate compliance with LP 21 and PLP8.

Due to insufficient information an accurate assessment of flooding impact(s) is unable to be made, contrary to Local Plan policy LP21 and Publication Local Plan Policy 8.

## **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. For the reasons set out above, it is considered that the adverse impacts of allowing this planning application would significantly outweigh the benefits, when assessed against the policies in NPPF (2021) and Development Plan, when taken as a whole.

**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): ...MBA.....

Dated: ...19/08/2024.....

**I agree the recommendation:**

Team Leader/Head of Development Management/Principal Planner - EL

Dated:.....29/08/2024.....

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: .....

<b>REASONS:</b>
<b>CONDITIONS:</b>
<b>INFORMATIVES:</b>
<b>UDP POLICIES:</b>
<b>OTHER POLICIES:</b>



