

## Application reference: 24/1693/HOT SOUTH TWICKENHAM WARD

Date application received	Date made valid	Target report date	8 Week date
04.07.2024	10.07.2024	04.09.2024	04.09.2024

**Site:**

3 Wellesley Crescent, Twickenham, TW2 5RT,

**Proposal:**

Single storey rear extension

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

**APPLICANT NAME**

Ed Kent-Jones  
3 Wellesley Crescent  
Twickenham  
Richmond Upon Thames  
TW2 5RT

**AGENT NAME**

Mr Jeff Gillett  
1 High road  
Old Eastcote  
Pinner  
HA5 2EW  
United Kingdom

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

**Consultations:**

**Internal/External:**  
**Consultee**

**Expiry Date**

**Neighbours:**

1 Preston Close, Twickenham, TW2 5RU, - 11.07.2024  
3 Preston Close, Twickenham, TW2 5RU, - 11.07.2024  
1 Wellesley Crescent, Twickenham, TW2 5RT, - 11.07.2024  
5 Wellesley Crescent, Twickenham, TW2 5RT, - 11.07.2024

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

Development Management

Status: GTD Application:03/0395  
Date:21/03/2003 Roof Extension.

Development Management

Status: GTD Application:98/2725  
Date:06/01/1999 Single Storey Rear And 2 Storey Side/rear Extensions.

Development Management

Status: GTD Application:99/2476  
Date:05/11/1999 Side Extension At Ground And First Floors And Rear Extension At Ground Floor.

Development Management

Status: REF Application:16/0708/PDE  
Date:29/03/2016 Proposed single storey rear extension (4.10m in depth, 2.6m to the eaves and 3.84m overall height).

Development Management

Status: GTD

Date:17/06/2016

Application:16/1311/HOT

Single storey rear extension.

Development Management

Status: PCO

Date:

Application:24/1693/HOT

Single storey rear extension

Building Control

Deposit Date: 24.04.2003

Reference: 03/0793/FP

Loft conversion.

Building Control

Deposit Date: 08.10.2003

Reference: 03/0793/1/FP

Loft conversion.

Building Control

Deposit Date: 11.08.2003

Reference: 03/5361/FENSA

FENSA Notification of Replacement Glazing comprising 4 Windows and 0 Doors. Installed by Ultralux Window Systems Ltd. FENSA Member No 23561. Installation ID 959424. Invoice No 14121

Building Control

Deposit Date: 30.09.1999

Reference: 99/1687/BN

Double and single storey extensions

Building Control

Deposit Date: 03.11.2015

Reference: 15/NIC02749/NICEIC

Install one or more new circuits Install a replacement consumer unit

Building Control

Deposit Date: 03.06.2019

Reference: 19/0873/IN

Single storey side extension

<b>Application Number</b>	<b>24/1693/HOT</b>
<b>Address</b>	3 Wellesley Crescent Twickenham TW2 5RT
<b>Proposal</b>	Single storey rear infill extension with flat roof.

Contact Officer	Fariba Ismat
Target Determination Date	04/09/2024

## 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 western side of Wellesley Crescent in Twickenham. The application site is situated within south Twickenham Ward and is designated as follow:

Number of constraints: 12

Item Found	More Information
Area Susceptible to Groundwater Flood - Environment Agency	Superficial Deposits Flooding - >= 50% <75% - SSA Pool ID: 338
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 /
Increased Potential Elevated Groundwater	GLA Drain London
Risk of Flooding from Surface Water 1 in 1000 chance - Environment Agency	RoFSW Extent 1 In 1000 year chance - SSA Pool ID: 47150
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	Strawberry Hill Village
Village Character Area	Wellesley - Area 3 Strawberry Hill Village Planning Guidance Page 20 CHARAREA12/03/01
Ward	South Twickenham Ward

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

The proposal is for a single storey rear extension with part mono-pitched

### RECENT PLANNING HISTORY

Reference	Description	Decision
24/1693/HOT	Single storey rear extension	Under Consideration
16/1311/HOT	Single storey rear extension	Granted Permission
16/0708/PDE	Proposed single storey rear extension (4.10m in depth, 2.6m to the eaves and 3.84m overall height).	Refused Permission
03/0395/HOT	Roof Extension.	Granted Permission
99/2476	Side Extension at Ground and First Floors and Rear Extension at Ground Floor.	Granted Permission
98/2725	Single Storey Rear And 2 Storey Side/rear Extensions.	Granted Permission

#### 4. CONSULTATIONS CARRIED OUT

The list of neighbours notified of this application are listed above.  
No letter of representation has been received.

#### 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](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
Flood Risk and Sustainable Drainage	LP21	Yes	No

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)

##### Supplementary Planning Documents

Design Quality

House Extension and External Alterations  
Hampton Wick Village Plan  
Strategic Flood Risk Assessment

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)

## 6. EXPLANATION OF OFFICER RECOMMENDATION

The key issues for consideration are:

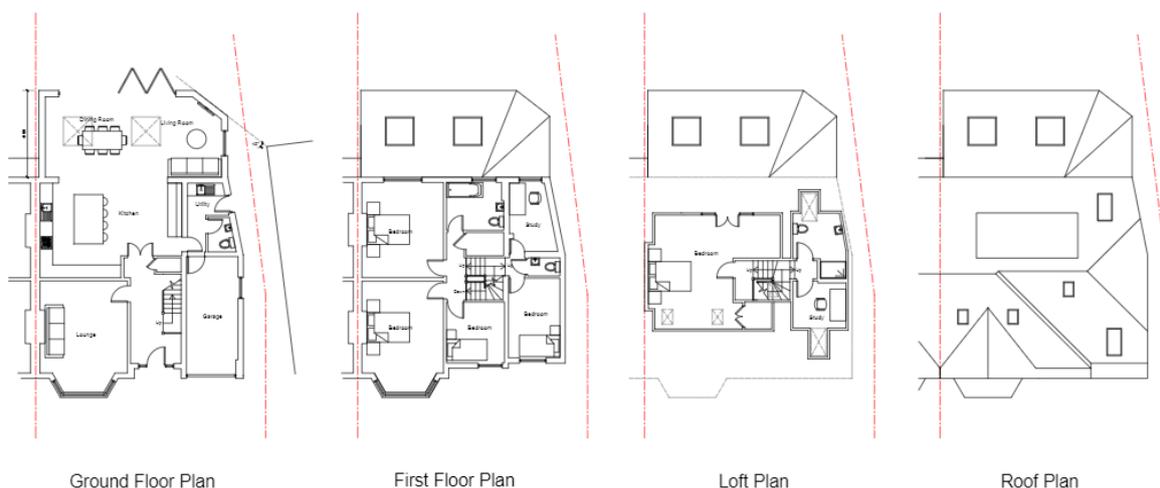
- i Design and Appearance
- ii Impact on Neighbour Amenity
- iii Fire Safety Strategy

### 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 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 is for a single storey rear extension with mono-pitched roof for the most part and hipped and pitched roof for the right end part of the extension where the extension follows the splayed boundary wall.



The property is currently extended by a smaller rear extension and the proposal is to extend the current to extension to a total depth of 4.1m and will reduce the height of the extension so it would set below the first-floor windowsill and the internal layout would be changed resulting in the roof design of the right corner of the extension to be hipped and pitched.

In terms of design and appearance as seen below the proposal is not considered to impact the

host dwelling negatively, the reduction in height of the extension is considered an improvement as it would set below the first-floor windows, the proposed extension will not be visible from the street and the property have a large rear garden that can accommodate a deeper rear extension without compromising the rear amenity space and the proposal is considered to be in proportion with the host dwelling.

Although the 4.1m depth is larger than the 3.5m depth normally allowed for rear extension under the House Extensions and External Alteration SPD for a semi-detach house, it is noted that the adjoining neighbour has a one-meter single storey rear projection and the proposed extension would project 3.1m beyond the rear wall of the rear projection of the adjoining neighbour. The same depth single storey rear extension was allowed in 2016 although it was never implemented. The 4.1m depth therefore is not objected to.



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.*

As explained above and seen in the aerial photograph below, the adjoining no. 1 has a one metre rear projection and a 3.1m rear projection from the rear wall of their extension is within the 3.5m rear extension suggested under the above SPD, and the impact is not considered to be harmful to neighbouring site, thus acceptable. As for no. 5, it appears to have been extended by a single storey rear extension and there is an alley way between the two sites, the proposal therefore is

not considered to create immediate negative impact on no. 5.



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.

The current fire safety measures will not be altered and are appropriate and will not be negatively affected by the development.

Given the proposed single storey rear extension would be built in accordance with the Building Control regulations that encompasses the fire safety strategies, the RES in this instance is considered reasonable justification and accepted.

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

### iv Flood Risk

The site is noted to be at risk of groundwater flooding. The applicant has indicated that confirmed as part of this that 'Floor levels within the proposed development will be set no lower than existing levels AND, flood proofing of the proposed development has been incorporated where appropriate.'

Given the minor nature of the proposal, this is considered to comply with flood policies including Policy LP21 in this instance.

## 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 with conditions**

Approved Drawings:

Site Location Plan, 24/3634/01, 24/3634/02, 24/3634/03, 24/3634/04, 24/3634/05 – Recd. 04/07/24  
24/3634/06A – Recd. 10/07/24

**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: ...28/08/2024.....

**I agree the recommendation: TFA**

Senior Planner

Dated: .....30/08/2024.....

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>

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**

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**CONDITIONS**

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**INFORMATIVES**

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