

**Application reference: 24/1684/HOT**  
**ST MARGARETS AND NORTH TWICKENHAM WARD**

Date application received	Date made valid	Target report date	8 Week date
04.07.2024	08.07.2024	02.09.2024	02.09.2024

**Site:**

29 Hartington Road, Twickenham, TW1 3EL,

**Proposal:**

Proposed First Floor Extension and Rebuild of Existing Ground Floor Rear Wall and Roof.

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

**APPLICANT NAME**

Mr Michael Speer  
29 Hartington Road  
Twickenham  
TW1 3EL  
United Kingdom

**AGENT NAME**

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

**Consultations:**

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

**Expiry Date**

**Neighbours:**

First Floor Flat,26 Beaconsfield Road,Twickenham,TW1 3HU, - 08.07.2024  
26A Beaconsfield Road,Twickenham,TW1 3HU, - 08.07.2024  
31 Hartington Road,Twickenham,TW1 3EL, - 08.07.2024  
27 Hartington Road,Twickenham,TW1 3EL, - 08.07.2024  
28 Beaconsfield Road,Twickenham,TW1 3HU, - 08.07.2024  
28A Hartington Road,Twickenham,TW1 3EN, - 08.07.2024

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

Development Management

Status: GTD Application:24/0296/PS192  
Date:19/04/2024 Hip to gable and rear dormer roof extension with rooflights to front roof.

Development Management

Status: REF Application:24/0297/HOT  
Date:08/04/2024 Proposed First Floor Rear Extension and Rebuild of Existing Ground Floor Extension

Development Management

Status: GTD Application:24/1684/HOT  
Date:02/09/2024 Proposed First Floor Extension and Rebuild of Existing Ground Floor Rear Wall and Roof.

Building Control

Deposit Date: 23.08.2024 Part single, part two storey rear extension, loft conversion with rear dormer



<b>Application Number</b>	<b>24/1684/HOT</b>
<b>Address</b>	29 Hartington Road Twickenham TW1 3EL
<b>Proposal</b>	Proposed First Floor Extension and Rebuild of Existing Ground Floor Rear Wall and Roof
<b>Contact Officer</b>	Alice Murphy
<b>Target Determination Date</b>	02/09/2024

## 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 property is a two-storey terraced dwelling house located on the southern side of Hartington Road in Twickenham. The surrounding area is predominately residential.

The subject property is designated as:

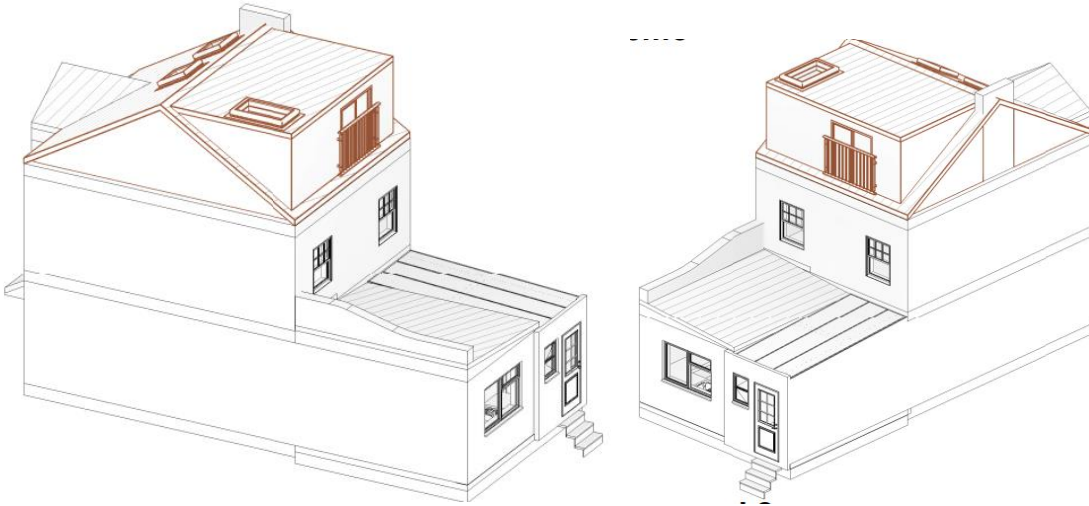
- Area Susceptible To Groundwater Flood - Environment Agency (Superficial Deposits Flooding - >= 75% - SSA Pool ID: 183)
- Article 4 Direction Basements (Article 4 Direction - Basements / Ref: ART4/BASEMENTS / Effective from: 18/04/2018)
- Community Infrastructure Levy Band (Higher)
- Critical Drainage Area - Environment Agency (St Margarets [Richmond] / Ref: Group8\_002 / )
- Increased Potential Elevated Groundwater (GLA Drain London)
- Protected View (Indicative Zone) (N\_View\_004 View from near Ham House to Orleans House)
- 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: 46412)
- Risk of Flooding from Surface Water 1 in 1000 chance - Environment Agency (RoFSW Extent 1 In 1000 year chance - SSA Pool ID: 46430)
- Surface Water Flooding (Area Less 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 (St Margarets and East Twickenham Village)
- Village Character Area (South of Amyand Park Road - Area 5 St Margarets Village Planning Guidance Page 24 CHARAREA07/05/01)
- Ward (St. Margarets and North Twickenham Ward)

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

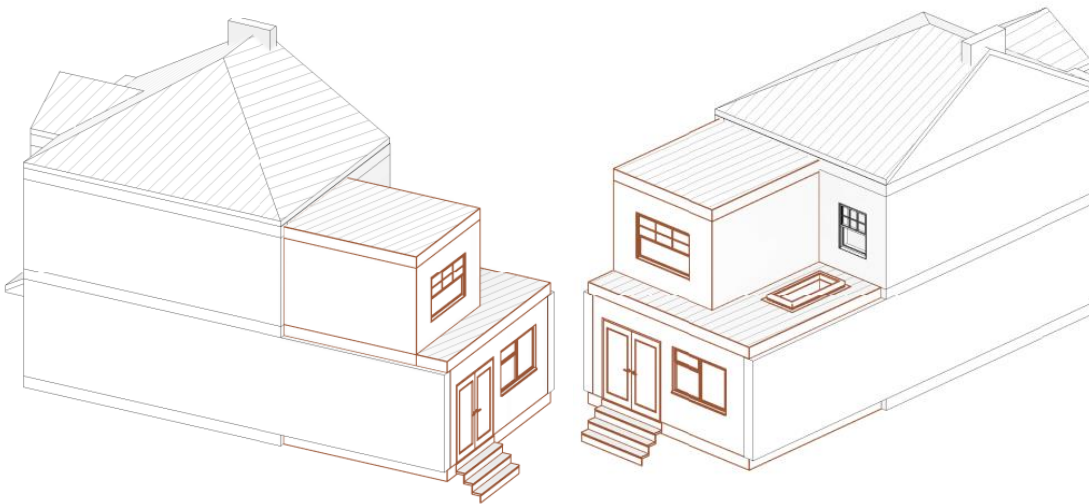
The proposal seeks to rebuild the exiting ground floor rear extension and construct a first-floor and single storey rear extension.

Relevant planning history for the site include:

- **24/0296/PS192** - Hip to gable and rear dormer roof extension with rooflights to front roof. **Granted.**



- **24/0297/HOT** - Proposed First Floor Rear Extension and Rebuild of Existing Ground Floor Extension. **Refused.** *Reasons for refusal –*
  - *Amenity - The proposed extension, by reason of its combined siting, scale and depth, will result in an overbearing and visually intrusive form of development, harmful to neighbouring occupiers. The proposed development fails to comply, in particular, with policy LP8 of the current Local Plan (2018), the new Publication Local Plan (Regulation 19 version) and the Supplementary Planning Document on 'House Extensions and External Alterations' (2015).*
  - *Design - The proposed development, by reason of its combined scale, siting and massing would constitute a visually incongruous, highly visible, and overly dominant development which would dominate the original scale of the existing dwellinghouse. The development would therefore be detrimental to the character and appearance of the area and host building. As such, the proposal fails to comply with, in particular, policy LP1 of the Local Plan (adopted 2018), and the House Extensions and External Alterations Supplementary Planning Document (May 2015).*



4.

## CONSULTATIONS CARRIED OUT

The 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

These policies can be found at:

Officer Planning Report – Application 24/1684/HOT Page 4 Of 9

[https://assets.publishing.service.gov.uk/media/65a11af7e8f5ec000f1f8c46/NPPF\\_December\\_2023.pdf](https://assets.publishing.service.gov.uk/media/65a11af7e8f5ec000f1f8c46/NPPF_December_2023.pdf)

**London Plan (2021)**

The main policies applying to the site are:

- D4 Delivering good design
- D12 Fire Safety
- SI12 Flood Risk Management
- SI13 Sustainable Drainage

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
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)

**Richmond Publication Local Plan (Regulation 19 version)**

The Richmond Publication Version Local Plan (Regulation 19 version) and its supporting documents, including all the Regulation 18 representations received, was considered at Full Council on 27 April. Approval was given to consult on the Regulation 19 Plan and, further, to submit the Local Plan to the Secretary of State for Examination in due course. The Publication Version Local Plan, including its accompanying documents, have been published for consultation on 9 June 2023. Together with the evidence, the Plan is a material consideration for the purposes of decision-making on planning applications.

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 Local Plan to be sound and legally compliant, officers and Councillors should accord the policies and allocations relevant weight in the determination of applications taking account of the extent to which there are unresolved objections to relevant policies. Note that it was agreed by Full Council that no weight will be given to Policy 4 in relation to the increased carbon offset rate, and therefore the existing rate of £95/t will continue to be applied; in addition, no weight will be given to Policy 39 in relation to the 20% biodiversity net gain requirement at this stage; all other aspects and requirements of these policies will apply.

The main policies applying to the site are:

Issue	Reg 19 Local Plan
Local Character and Design Quality	28
Impact on Amenity and Living Conditions	46
Climate change adaption, flood risk and sustainable drainage	4, 8

These policies can be found at [https://www.richmond.gov.uk/media/fomccpcf/publication\\_local\\_plan\\_low\\_resolution.pdf](https://www.richmond.gov.uk/media/fomccpcf/publication_local_plan_low_resolution.pdf)

**Supplementary Planning Documents**

- House Extension and External Alterations
- Village Plan – St Margarets and East Twickenham Village

These documents 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
- ii Impact on neighbour amenity
- iii Flood Risk
- iv Fire Safety

### **Issue i - Design**

*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 rebuild the existing full width single storey rear extension. The existing includes a new rear facing window and patio doors and replaces the existing shower room and kitchen. The proposed addition will not extend beyond the existing single storey extension of both the adjoining neighbours and given its location at the rear of the subject property will have no impact on the character of the area nor the existing streetscape.

In regard to the first-floor extension, the application previously refused for the subject property was of the same design as that proposed but was deeper at 3.7m, and 3.25m wide, which had a negative impact on the sunlight received to the habitable room at the adjoining property. The proposed extension was therefore considered to have an unacceptable impact on the amenity of the adjoining property and, given its size and scale, was an incongruous feature which dominated the rear of the host building.

The scheme has been revised with the current application, reducing the first-floor depth to 2.85m in depth, and 3.25m wide. The proposed is now not considered to be visually dominant. When considering the immediate row of properties there are many other first floor additions of a similar design and scale within the vicinity and therefore the proposed is not considered to harm the character of the property nor surroundings.

A condition will be included to ensure the materials proposed are visually similar to those on the existing property.

In view of the above, the proposal complies with the aims and objections of policies LP1 of the Local Plan.

### **Issue 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 3.5m in depth for a semi-detached property will be acceptable. Where the proposed extension seeks a larger depth, the eaves should be reduced 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.*

*Further to this, the SPD advises that where houses are terraced or have small gardens, the construction of a dormer window in the roof can reduce privacy. Minimise overlooking by restricting the size of windows and setting them back from the eaves.*

The neighbouring properties including no.27 Hartington Road to the east, and no.31 Hartington Road to the west.

Firstly, there will be no unacceptable level of impact on the amenities on this neighbour because of the proposed rebuild of the single storey rear extension. This was also concluded with the previous application.

The lack of side facing windows offers no direct views into the amenity space of this property. There will be no impact on the amenities on this neighbour because of the proposed ground floor rear extension.

The previous officer report concluded that when considering no.31, although the propose extension will project beyond the rear of this neighbour, its setback of at least 2m from the shared boundary with this neighbour combined with the proposal not including windows along the flank wall facing directly onto the rear amenity space of this neighbour, is not considered to have an unacceptable level of impact in terms of loss of sunlight, loss of outlook and privacy. The scheme has been reduced in depth since this assessment and therefore it remains that no impact is anticipated.

Turning to no. 27 Hartington Road, the part first-floor rear extension will project beyond the rear of this neighbours by 2.85m. The submitted drawings have illustrated that the proposed first floor extension will comply with both the horizontal and vertical 45-degree BRE test when applied to the nearest first floor habitable room which is a bedroom. It's noted that the ground floor of this property has a small rear extension to approximately the same depth as the first floor proposed. The proposed is therefore not considered to impact the amenity of the neighbouring occupants, and as a result has overcome the previous reason for refusal.

Overall, the scheme remains consistent with LP8.

### **Issue iii - Flood Risk**

Policy LP 21 of the Local Plan sets out 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.

The subject site is recognised to be at risk of surface water and groundwater flooding by the Environment Agency (EA). A standardised flood risk assessment from the EA has been filled in and submitted by the agent for the case. This document confirms that the internal ground floor level would be the same as the original dwelling. This is considered to adequately meet the intent of the policy and requirements of the EA. As such, the proposal complies with the aims and objectives of Policy LP 21 of the Local Plan.

### **Issue iv - Fire Safety**

London Plan policy D12 requires the submission of a Fire Safety Statement on all planning applications.

A Fire Safety Strategy was provided with the application, dated 1/7/2024. A condition will be included to ensure this is adhered to on an ongoing basis. The applicant is advised materials and arrangement would need to be Building Regulations compliant, and all 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. Overall, the scheme can therefore be considered consistent with this Policy D12 of the London Plan.

## **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**

**Recommendation:**

The determination of this application falls within the scope of Officer delegated powers - YES

**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

Case Officer (Initials): ....AMU....

Dated: ...15/07/2024....

Team Manager (Initials)...CTA...

Dated....02/09/2024...

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**

---

**CONDITIONS**

AT01	Development begun within 3 years
U0188178	Approved Drawings
U0188179	Materials
U0188180	Fire Safety
GD01A	Restriction on use of roof

---

**INFORMATIVES**

U0094050	NPPF APPROVAL - Para. 38-42
BNG02	Biodiversity Gain Plan No Pre-Approval
U0094051	Composite Informative