

Application reference: 24/1726/HOT ST MARGARETS AND NORTH TWICKENHAM WARD

Date application received	Date made valid	Target report date	8 Week date
08.07.2024	17.07.2024	11.09.2024	11.09.2024

Site:

27 Egerton Road, Twickenham, TW2 7SL,

Proposal:

Construction of two-storey side extension with ground floor projecting forward of front elevation, single storey rear extension, hip to gable roof extension and rear dormer, new front porch.

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

APPLICANT NAME

Dr & Mrs Antimos Ouzounoglu
27, Egerton Road
Twickenham
TW2 7SL

AGENT NAME

Bob Trimble
36 York St
Twickenham
TW1 3LJ

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

Consultations:

Internal/External:

Consultee

Expiry Date

Neighbours:

Clarendon Secondary Centre, Egerton Road, Twickenham, TW2 7SL, - 17.07.2024
22 Egerton Road, Twickenham, TW2 7SP, - 17.07.2024
20 Egerton Road, Twickenham, TW2 7SP, - 17.07.2024
29 Egerton Road, Twickenham, TW2 7SL, - 17.07.2024
25 Egerton Road, Twickenham, TW2 7SL, - 17.07.2024
Clarendon Secondary Centre, Egerton Road, Twickenham, TW2 7SL, - 17.07.2024
22 Egerton Road, Twickenham, TW2 7SP, - 17.07.2024
29 Egerton Road, Twickenham, TW2 7SL, - 17.07.2024
25 Egerton Road, Twickenham, TW2 7SL, - 17.07.2024

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

Development Management

Status: REF Application: 22/0184/HOT
Date: 15/03/2022 3 storey side extension and 3 storey rear extension to incorporate rear dormer and loft

Development Management

Status: REF Application: 22/1802/HOT
Date: 29/07/2022 Two-storey side, part two-storey side and rear extensions and front porch extension

Development Management

Status: GTD Application: 22/1803/PS192
Date: 06/07/2022 Hip to gable and rear dormer roof extensions. Rooflights to front elevation

Development Management

Status: PDE Application: 24/1726/HOT
Date: Construction of two-storey side extension with ground floor projecting forward of front elevation, single storey rear extension, hip to gable roof

extension and rear dormer, new front porch.

Building Control

Deposit Date: 14.08.2004

FENSA Notification of Replacement Glazing comprising 2 Windows and 0 Doors. Installed by Southern Windows. FENSA Member No 23461. Installation ID 1956992. Invoice No

Reference: 04/7249/FENSA

Building Control

Deposit Date: 07.03.2022

Circuit alteration or addition in a special location

Reference: 22/NIC00651/NICEIC

Enforcement

Opened Date: 07.08.2024

Enforcement Enquiry

Reference: 24/0387/EN/ADV

Enforcement

Opened Date: 13.08.2024

Enforcement Enquiry

Reference: 24/0411/EN/ADV

Application Number	24/1726/HOT
Address	27 Egerton Road, Twickenham TW2 7SL
Proposal	Construction of two-storey side extension with ground floor projecting forward of front elevation, single storey rear extension, hip to gable roof extension and rear dormer, new front porch.
Contact Officer	Phil Shipton
Target Determination Date	11/09/2024

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 subject site consists of a two-storey end terrace dwellinghouse located to the west side of Egerton Road. In this instance the subject site is an end terrace property exhibiting a hipped roof. The immediate vicinity of Egerton Road is characterised by groups of terraced rows with the end property also exhibiting a hipped roof.

The application site is situated within Character Area 16 (Heatham Estate (including Richmond upon Thames College and The Stoop) of the Twickenham Village Planning Guidance. The dominant features and materials include red-tiled roofs, tudorbethan features, off-street parking, and bay windows.

The subject site is designated as:

- Article 4 Direction – restricting basement development
- Critical Drainage Area – Environment Agency
- Area Susceptible to Surface Water Flooding – Environment Agency

3. DESCRIPTION OF THE PROPOSAL AND ANY RELEVANT PLANNING HISTORY

The proposed development comprises the construction of two-storey side extension; first floor front extension; single storey rear extension, and hip to gable roof extension.

It is noted that the side elevation plan provided does not clearly show the form of the first-floor side extension, and in particular does not highlight the 1.0m setback from the front elevation as shown on floor plans for the first-floor. An informative will be added to advise the applicant of this drawing error.

The proposal seeks to incorporate a hip to gable and rear dormer roof extensions; and rooflights on the front elevation as approved under 22/1803/PS192 on 6th July 2022, further detailed below.

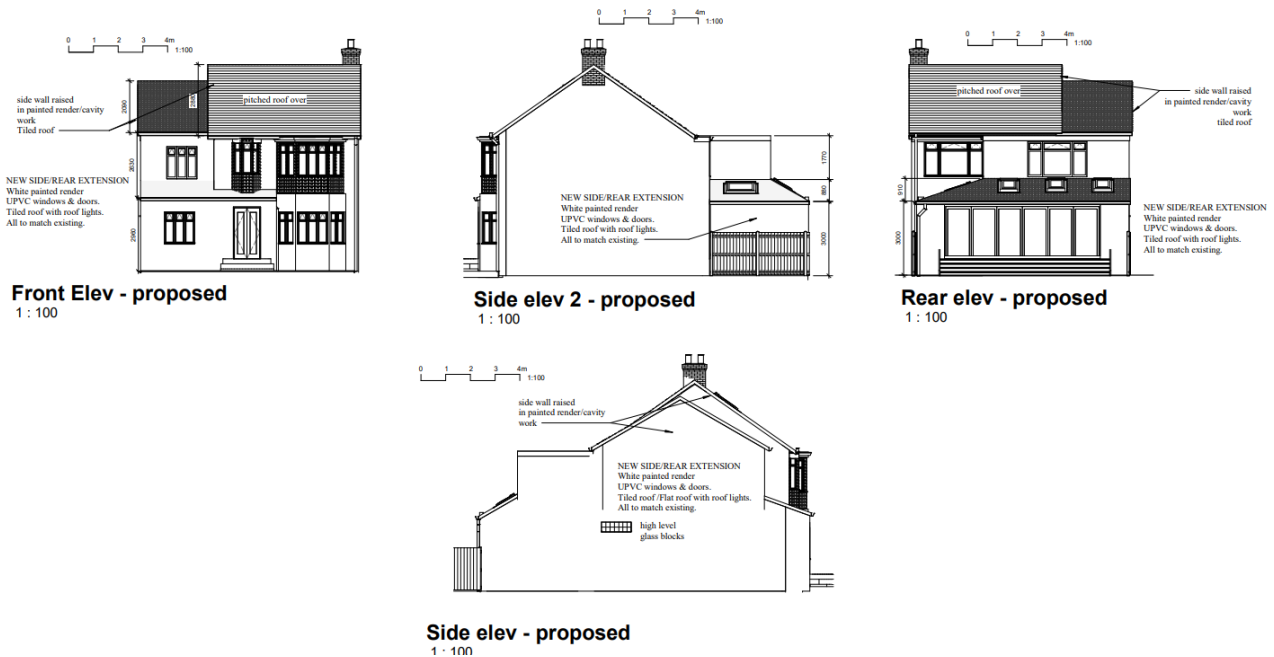
The comprehensive list of planning history can be found above however the most relevant planning history is as follows:

22/1802/HOT - Two-storey side, part two-storey side and rear extensions and a front porch extension. This application was **refused** on 29th July 2022 for the following reasons:

- The hip to gable roof extension and gable end two storey side is out of character with the streetscape and will appear as an incongruous feature.
- The Council's SPD specifies that two-storey side extensions should be set back 1m from the side boundary to avoid terracing affect along the street. The two-storey extension on the side boundary fails to appear visually subordinate and infills the gap between terraced properties.

- The proposed two-storey rear extension proposes a flat roof which is considered a poor and incongruous design which would have an adverse impact on the character of the host property and the area.

An excerpt of the refused plans is shown below.

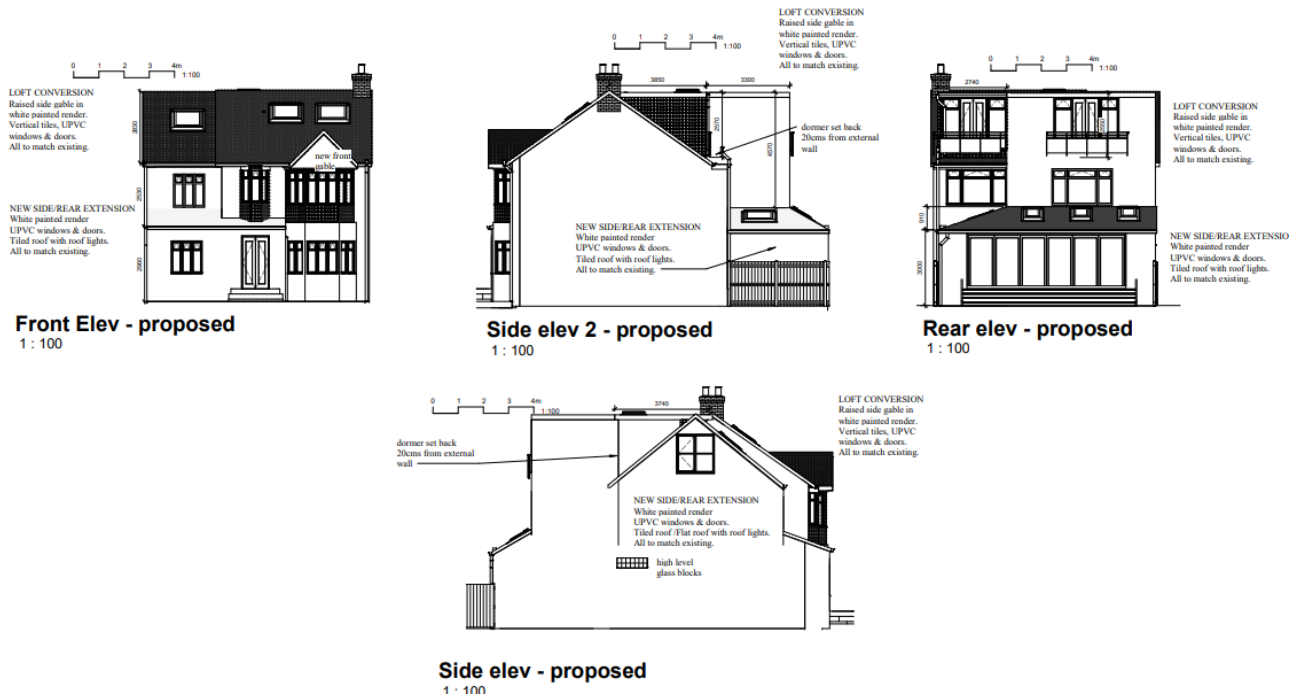


22/1803/PS192 - Hip to gable and rear dormer roof extensions. Rooflights to front elevation. This application was granted on 6th July 2022 as it met the Class B and Class C assessment against Schedule 2, Part 1 of the Town and Country (General Permitted Development) Order 2015 (as amended). An excerpt of the granted plans is shown below.



22/0184/HOT - 3 storey side extension and 3 storey rear extension to incorporate rear dormer and loft. The application was **refused** on the 15th March 2022 for the following reasons:

- The proposed three storey extension, hip to gable roof extension and full width rear dormer, by reason of their combined size, siting, bulk and fenestration, would constitute poor design and a visually incongruous and dominant addition to the rear elevation, dwellinghouse and terraced row. An excerpt of the refused plans is shown below.



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

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
- 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
Impact on 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

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 Compliance Policy	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

Supplementary Planning Documents

House Extension and External Alterations
Twickenham Village Planning Guidance

These policies 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 impact on local character
- ii Impact on neighbour amenity
- iii Flood risk
- iv Fire safety

i Design and impact on local character

Policy Context

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 SPD on House Extensions and External Alterations also notes the following in regard to roof extensions:

- *Hip to gable extensions are not usually desirable and will not be encouraged. This is especially so when the roof-scape is an important feature on the street or where there is symmetry with the adjoining semi-detached property.*
- *Avoid roof extensions at the front of the house*
- *Keep extensions 'in-scale' with the existing structures*
- *Dormer windows and other roof extensions must not project above the ridgeline*
- *Roof extensions should not dominate the original roof*
- *Keep existing profiles*
- *Ensure sensitivity to the existing character*
- *Match or use complementary materials*

Character Area 16 (Heatham Estate (including Richmond upon Thames College and The Stoop) of the Twickenham Village Planning Guidance identifies the loss of architectural detail as a threat to the character of the area, including the replacement of historic windows and doors with those of modern materials or designs that diverge from the original opening style and glazing type. The planning guidance also encourages the retention and reinstatement of front gardens in Character Area 16.

Analysis

The application seeks to construct a hip to gable roof extension as well as a two-storey side extension; single storey rear extension; and single storey front extension.

While it is noted that the site has a permitted development approval for a hip to gable extension and full width rear dormer, the current proposal does not constitute permitted development, and the additional works proposed by this application will mean that the previous approval is also no longer permitted development if implemented. An applicant informative will be included in this regard. Therefore, there is no fall-back position of permitted development for the application as a whole.

Roof Design

The hip to gable extension, as outlined by Council's SPD, will not usually be supported. In this instance the subject site is an end terrace property exhibiting a hipped roof.

The immediate vicinity is characterised by groups of terraced rows with end properties also exhibiting a hipped roof. As stated in the SPD, *'an extension that results in the conversion of an existing hip roof into a gabled roof is not desirable and will not be encouraged. This is especially so when the roof-scape and space between the buildings are important features of the character of that part of the street; and there is symmetry with the adjoining semi-detached property or within the terrace in which the building is located.'*

This is the case of the subject site, where the proposed side extension and hip to gable would close the gap between the two terraces and disrupt the symmetry of the two terraces (as shown in the google image shown below). As such, the hip to gable roof extension and gable end two storey side extension would be out of character with the streetscape and appear as an incongruous feature.



Extensions

The Council's SPD specifies that two-storey side extensions should be set back 1m from the front elevation to ensure the extension appears subordinate in scale, and 1m from the side boundary to avoid terracing affect along the street.

In this case, it is proposed to extend forward the ground floor level by 0.95m and setback the first-floor level by 1m; and extend the two-storey side extension to the boundary. The ground floor front extension, whilst usually discouraged, in this instance, is of a consistent style and there are other examples of this front extension in the street. This would be considered acceptable subject to materials to match the existing. The proposed first floor is setback 1m from the front elevation and is compliant with SPD. The proposed two-storey side extension to the boundary, however, fails to appear as a natural extension to the existing dwellinghouse or a clearly subordinate addition and infills the gap between the terraced properties. This would create an overall imbalance to the appearance of the terrace to which this application forms a part of, and would blur the distinct separation with the adjoining terrace.

The ground floor rear extension proposed is considered acceptable in regard to design and will be constructed with materials to match the existing dwellinghouse.

Fenestrations

The Council's SPD for house extensions and external alterations specifies that windows are important features of a building, and to maintain consistent detail and style. The proposed windows on the front and rear are considered acceptable in regard to size and spacing. A condition would be included to ensure these are white.

Conclusion

In conclusion, the hip to gable roof extension and two storey side extension is not consistent with the SPD requirements and does not meet Policy LP1 of the Local Plan. The proposal dominates the neighbouring terrace end dwellinghouse and does not harmonise with the original appearance of the subject dwellinghouse.

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.

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.

When considering the ground floor extension, the proposed will result in a less than 3m projection when considering the arrangement on both adjoining properties. The two-storey side extension will extend to the boundary with No. 29, however, does not extend to the rear and therefore is kept directly adjacent to the neighbouring dwellinghouse. A single bathroom (or other non-habitable room) window occupies the first floor neighbouring dwellinghouse side facade, and therefore no overlook/privacy nor overbearing impacts are anticipated.

The proposed new windows will all be front and rear facing therefore no undue impact on the privacy and amenity of neighbouring residents is anticipated.

As such, having regard to its siting and scale, the proposed extensions will not result in a sense of enclosure and overbearing for neighbouring occupants.

iii Flood risk

Policy LP 21 of the Local Plan states '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.

A Householder Flood Risk Assessment was provided with the application. This confirmed that the use will remain as existing and the proposed floor levels for the extensions will be no lower than those existing. Overall, the scheme can therefore be considered compliant with LP21.

iv Fire safety

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

A Fire Safety Strategy was received by Council 10th June 2024. A condition would be included to ensure this is adhered to on an ongoing basis. The materials proposed are to match existing and will need to be Building Regulations compliant. 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.

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. 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 (2023) and Development Plan, when taken as a whole.

Refuse planning permission for the following reasons

The application, while it refines the previously refused submissions, namely 22/1802/HOT, does not do enough to improve the integration of the extensions with the subject dwellinghouse and as such presents a form out of character in the streetscape. In particular, the proposal does not match the form and appearance of the full terrace of which it ends, nor does it propose a clear addition subordinate to the main structure, but instead strikes a middle ground that offers an incongruous addition that disrupts the character of the street.

Future applications should consider the form and symmetry of the full terrace; the features, materials and colours used across the full terrace; and the symmetry with the adjoining semi-detached property. Plans should present the proposed extensions independent of the approved loft conversion. Greater understanding of the form and character of the subject and adjoining streets within the Twickenham Village Character Area 16 would assist in providing context to any future proposal, i.e identifying different terrace-end dwellinghouses.

It is recommended the applicant consult the Supplementary Planning Documents listed in Section 5 of this report.

Recommendation:

The determination of this application falls within the scope of Officer delegated powers - YES ~~NO~~

I therefore recommend the following:

- | | | |
|----|----------------------|-------------------------------------|
| 1. | REFUSAL | <input checked="" type="checkbox"/> |
| 2. | PERMISSION | <input type="checkbox"/> |
| 3. | FORWARD TO COMMITTEE | <input type="checkbox"/> |

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): PSH

Dated: 22/08/2024

I agree the recommendation: TFA

Team Leader/Head of Development Management/Principal Planner/Senior Planner

Dated:04/09/2024.....

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:

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
