



Application reference: 24/1656/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:
 41 Poulett Gardens, Twickenham, TW1 4QS,

Proposal:
 2 storey side and single storey rear extension following demolition of existing garage and conservatory

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

APPLICANT NAME
 Mr Josh Beaumont
 41 Poulett Gardens
 Twickenham
 Richmond Upon Thames
 TW1 4QS

AGENT NAME
 Mr Harvir Dadyal
 111
 Upton Court Road
 Slough
 SL3 7NG
 United Kingdom

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

Consultations:
Internal/External:
Consultee

Expiry Date

Neighbours:

- 13 Poulett Gardens, Twickenham, TW1 4QS, - 02.07.2024
- 11 Poulett Gardens, Twickenham, TW1 4QS, - 02.07.2024
- 15 Poulett Gardens, Twickenham, TW1 4QS, - 02.07.2024
- 76 Poulett Gardens, Twickenham, TW1 4QR, - 02.07.2024
- 74 Poulett Gardens, Twickenham, TW1 4QR, - 02.07.2024
- 72 Poulett Gardens, Twickenham, TW1 4QR, - 02.07.2024
- 70 Poulett Gardens, Twickenham, TW1 4QR, - 02.07.2024
- 39 Poulett Gardens, Twickenham, TW1 4QS, - 02.07.2024
- 43 Poulett Gardens, Twickenham, TW1 4QS, - 02.07.2024

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

Development Management
 Status: GTD
 Date: 09/08/2024

Application: 24/1538/PS192
 Construction of loft conversion with hip to gable extension and rear dormer. Rooflight to front elevation. Window at roof level in flank

elevation

Development Management

Status: PCO Application:24/1656/HOT
 Date: 2 storey side and single storey rear extension following demolition of existing garage and conservatory

Building Control

Deposit Date: 27.07.2006 Installed a Gas Boiler
 Reference: 07/94218/CORGI

Building Control

Deposit Date: 19.01.2013 Installed a Gas Boiler
 Reference: 13/FEN00305/GASAFE

Application Number	24/1656/HOT
Address	41 Poulett Gardens Twickenham TW1 4QS
Proposal	Two-storey side and single storey rear extension following demolition of existing garage and conservatory.
Contact Officer	Matt Bayly
Target Determination Date	05/09/2024

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 host site located on the northern side of Poulett Gardens currently holds a two-storey semi-detached dwelling. The building is finished with render and has a tile roof. The site is in a predominantly residential area, characterised by two-storey semidetached dwellings.

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

- 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 proposed development comprises:

- Demolition of the existing garage and rear conservatory.
- Two storey side extension set back 0.8m from the western side boundary. The first storey will be set back 0.45m from the adjoining front elevation and the second storey will be set back 1.45m from the adjoining front elevation.
- Single storey rear extension.

The comprehensive list of planning history can be found above.

Amendments

The applicant was recommended to reduce the scale of the two-storey side extension in line with SPD guidance.

The applicant provided revised plans reflecting the recommendations on 29 August 2024.

4. CONSULTATIONS CARRIED OUT

The neighbours notified of this application are listed above. All adjacent properties have been consulted.

One letter of objection was received, and the comments can be summarised as follows:

- Loss of light or overshadowing - rear garden and kitchen extension will lose significant sunlight.
- Overlooking/loss of privacy - rear garden will be overlooked.
- Design, appearance and materials: the current plans show no detail of the height of the rear extension, the 2-storey side extension does not seem adequately subordinate to the main structure - in that it is not set back to the correct point, causing a 'terracing' effect which I am informed will not be approved.
- There is also no information about the materials to be used or the final finish.

Neighbour amenity considerations are assessed under Section 6 (impact on neighbour amenity) in the report below.

5. MAIN POLICIES RELEVANT TO THE DECISION

NPPF (2023)

The key chapters applying to the site are:

4. Decision-making

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:

Policy D3 Delivering good design
Policy D12 Fire safety

Policy SI12 Flood Risk Management
Policy 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	LP21	Yes	No
Parking Standards and Servicing	LP45	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 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	
Flood risk and sustainable drainage	8	Yes	No
Local character and design quality	28	Yes	No
Amenity and living conditions	46	Yes	No
Vehicular Parking Standards, Cycle Parking, Servicing and Construction Logistics Management	48	Yes	No

These policies can be found at

https://www.richmond.gov.uk/media/16749/hpn_plan_2018_to_2033_january_2019.pdf

Supplementary Planning Documents

House Extension and External Alterations
Village Plan – 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

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 Local character and design quality
- ii Impact on neighbour amenity
- iii Flood Risk
- iv Fire Safety

i Local character and design quality

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 proposed side extension is acceptable based on its similarity with other double storey side extensions within the surrounds in terms of its size, materiality and appearance. Although it is not set in by a metre from the side boundary, as recommended by the SPD for House Extension and External Alterations, there are examples within the streetscape and recently granted approvals that exhibit a reduced setback of 0.8m (e.g. no.12 Poulett Gardens).

The House Extensions and Alterations SPD sets out that "two storey side and rear extensions should

not be greater than half the width of the original building, to ensure the extension does not over-dominate the building's original scale and character." The width of the proposal is less than half the width of the original dwelling.

The House Extensions and Alterations SPD sets out that the developments should "keep roof extensions 'in-scale' with the existing structure." and that "roof extensions should not dominate the original roof. The two-storey side extension would involve a part pitched roof which would adjoin the existing roof 0.5m below the apex of the existing roof which would be considered to be subservient to the host dwellinghouse.

The removal of the garage door is supported as the proposal will serve to reduce the presence of vehicle access on the streetscape.

Taking the above into consideration, the proposal will be subservient in comparison to the size of the existing dwellinghouse and will not result in an overall bulk and mass that is at odds with the surrounding built character.

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.

It is considered that the proposal would remain SPD compliant as the use of materials to match ensures that it would reflect the existing character of the property, while the overall height of the extension, remaining approximately 1m below the first-floor windows. It is noted that several properties along Poulett Gardens have carried out similar extensions to the rear of their properties. Therefore, it is not considered that the proposal would depart from the established local character with regard to its siting, scale, or materiality.

Overall, the proposal and is consistent 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 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 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 39 and 43 Poulett Gardens to the west and east respectively.

39 Poulett Gardens

The proposed rear extension projects approximately 2m beyond the rear elevation of the neighbouring dwelling. This is considered to be an acceptable depth that would not cause undue harm to neighbouring amenity values as per SPD guidance. Likewise, the proposed eave height of 3m would not be overbearing in relation to No.39.

Although a second storey window is proposed which is oriented over the rear of the site, no glazing is proposed to directly face no.39, therefore acceptable privacy can be maintained.

43 Poulett Gardens

The proposed rear extension projects approximately 1m beyond the rear elevation of the neighbouring dwelling. This is considered to be an acceptable depth that would not cause undue harm to neighbouring amenity values as per SPD guidance. In addition, no glazing is proposed to face no.43, therefore acceptable privacy can be maintained.

In view of the above, the proposal complies with the aims and objections of policy LP8 of the Local Plan and Policy LP46 of the Publication Local Plan.

iii Flood Risk

Local Plan Policy LP21 states 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. Development will be guided to areas of lower risk by applying the 'Sequential Test' as set out in national policy guidance, and where necessary, the 'Exception Test' will be applied. Unacceptable developments and land uses will be refused in line with national policy and guidance.

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

The applicant has confirmed that the floor levels of the extension will be set no lower than the that of the existing house, and that no change to the drainage configuration is proposed.

Accordingly, any contribution to flood sources is considered to be minimal and there will be no increase in safety risk to occupants. The proposal is therefore consistent 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 the Council on 5 June 2024. A condition will be included to ensure this is adhered to on an ongoing basis. The scheme can therefore be considered consistent with this Policy D12 of the London Plan.

v Parking

Policy LP45 seeks for new development to make provision for the accommodation of vehicles in order to provide for the needs of the development while minimising the impact of car based travel including on the operation of the road network and local environment. This includes requiring minimum standards of on-site car parking and resisting provision of front garden car parking unless it can be demonstrated that:

- a. there would be no material impact on road or pedestrian safety; and*
- b. there would be no harmful impact on the character of the area, including the streetscape or setting of the property, in line with the policies on Local Character and Design.*

The existing garage measures approximately 2m in width which is not a functional size for modern vehicles. Whilst it may be desirable for parked vehicles to be hidden from the streetscape, there are no provision in the Local Plan which control where vehicles can be parked on a site. Regardless of whether the garage is utilised for its intended use, vehicles can still be parked within the existing driveway. In this respect, the conversion of the garage is unlikely to result in any noticeable changes to parking arrangements on the site and will not detract from streetscape amenity in the surrounding area, noting that parking within driveways is commonplace.

Similarly, any increase in risk to pedestrian safety will be negligible compared to existing, with no changes proposed to the access and manoeuvring arrangements.

The scheme is therefore compliant with policy LP45 of the Local 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. In making this recommendation consideration has been had to the statutory duties imposed by the Planning (Listed Buildings and Conservation Areas) Act 1990 and the requirements set out in Chapter 16 of the NPPF.

Grant planning permission

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.

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: ...03/09/2024.....

I agree the recommendation: CTA

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

Dated: 05/09/2024

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: