

## Application reference: 24/1710/HOT HEATHFIELD WARD

Date application received	Date made valid	Target report date	8 Week date
05.07.2024	11.07.2024	05.09.2024	05.09.2024

**Site:**

19 Chester Avenue, Twickenham, TW2 6AG,

**Proposal:**

Proposed part hip to gable end with a rear roof dormer, and front velux roof lights

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

**APPLICANT NAME**

Mrs Osa Osifo  
19 Chester Avenue  
Twickenham  
Richmond Upon Thames  
TW2 6AG

**AGENT NAME**

Mr Sunny Bahia  
54 Keith Road  
Hayes  
UB3 4HP  
United Kingdom

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

**Consultations:**

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

**Expiry Date**

**Neighbours:**

24 Chester Avenue, Twickenham, TW2 6AG, - 11.07.2024  
22 Chester Avenue, Twickenham, TW2 6AG, - 11.07.2024  
24 Glasbrook Avenue, Twickenham, TW2 6AH, - 11.07.2024  
22 Glasbrook Avenue, Twickenham, TW2 6AH, - 11.07.2024  
20 Glasbrook Avenue, Twickenham, TW2 6AH, - 11.07.2024  
21 Chester Avenue, Twickenham, TW2 6AG, - 11.07.2024  
17 Chester Avenue, Twickenham, TW2 6AG, - 11.07.2024

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

Development Management

Status: REF Application: 92/1425/FUL  
Date: 07/12/1992 Two Storey Side Extension Incorporating A Single Garage And Single Storey Front Extension.

Development Management

Status: GTD Application: 93/0491/FUL  
Date: 11/06/1993 Two Storey Side Extension, Incorporating A Garage And Single Storey Front Extension.

Development Management

Status: REF Application: 74/1402  
Date: 25/02/1975 Erection of two-storey extension at side of existing dwelling house.

Development Management

Status: REF Application: 14/2931/HOT  
Date: 23/09/2014 Proposed single storey rear extension.

Development Management

Status: GTD Application: 14/5172/HOT  
Date: 05/02/2015 Proposed single storey rear extension to existing house 3.5m deep.

## Development Management

Status: PDE

Application:24/1710/HOT

Date:

Proposed part hip to gable end with a rear roof dormer, and front velux roof lights

---

## Building Control

Deposit Date: 23.02.1994

Two storey side extension

Reference: 94/0256/BN

---

## Building Control

Deposit Date: 13.02.2014

Installed a Gas Boiler

Reference: 14/FEN00657/GASAFE

---

## Building Control

Deposit Date: 03.09.2014

Single Storey Rear Extension

Reference: 14/2027/IN

---

<b>Application Number</b>	<b>24/1710/HOT</b>
<b>Address</b>	<b>19 Chester Avenue, Twickenham TW2 6AG</b>
<b>Proposal</b>	<b>Proposed part hip to gable end with a rear roof dormer, and front roof lights</b>
<b>Contact Officer</b>	<b>Phil Shipton</b>
<b>Target Determination Date</b>	<b>05/09/2024</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 subject site consists of a two-storey semi-detached dwellinghouse, located on the south-eastern side of Chester Avenue, Twickenham. The subject site is situated within Character Area 13: Waverley Avenue / Lyndhurst Avenue and surrounds of the Whitton & Heathfield Village Character Area.

As detailed in the Character Area 13 of the Whitton & Heathfield Village Planning Guidance, the area is characterised by pitched, hipped roofs with chimney stacks, timber windows, with high-level emphasized (queen) transoms, and in gables, with projecting bays and oriel windows. The latter is particularly common in Chester Avenue, however, also presents a wide and inconsistent range of roof styles, dormer arrangements, extensions, patios/doorways, and number of storeys. Rooflights and solar panels are also relatively common within Chester Avenue.

The subject site is designated as:

- Area Susceptible To Groundwater Flood - Environment Agency
- Article 4 Direction Basements
- Community Infrastructure Levy Band - Low
- Land Use Past Industrial

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

The proposed development comprises a part hip to gable end with a rear roof dormer, and three front roof lights. The dormer consists of two rear facing windows, with a tiled facade to match the existing roof.

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

Ref	Proposal	Decision	Decision Date
14/5172/HOT	Proposed single storey rear extension to existing house 3.5m deep.	Granted Permission	05/02/2015
14/2931/HOT	Proposed single storey rear extension.	Refused Permission	23/09/2014

#### 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
- 14. Meeting the challenge of climate change, flooding and coastal change

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
- D11 Safety, security and resilience to emergency
- 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	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](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 Officer Planning Report – Application 24/1710/HOT Page 3 of 8

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 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

### Supplementary Planning Documents

- House Extension and External Alterations
- Village Plan - Whitton & Heathfield

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)

### Other Local Strategies or Publications

Other strategies or publications material to the proposal are:

- Community Infrastructure Levy
- Strategic Flood Risk Assessment 2021

## 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 Flood Risk

### 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.*

*The Councils SPD relating to House Extensions and External Alterations states that hip to gable extensions is not desirable and will not be encouraged. The Council will consider the following issues when determining applications for roof extensions:*

- *Keep roof extensions 'in-scale' with the existing structure.*
- *Dormer windows and other roof extensions must not project above the ridgeline.*
- *Roof extensions should not dominate the original roof. Normally a significant area of the existing roof should be left beneath a new dormer and on either side of the dormer, thus setting the extension well in from either side of the roof. It may be more successful to incorporate two smaller dormers than one large dormer.*
- *Dormer windows should be smaller than that of windows of the floor below.*

*The Councils SPD relating to House Extensions and External Alterations states that excessive use of roof lights and an excessive number of roof lights can appear visually disruptive. It is preferable that roof lights are flush with the existing roof (conservation type) and that they are carefully placed to line up with the windows on the floor below.*

The partial hip to gable is proposed to enable the creation of the proposed dormer. As specified in the SPD, a hip to gable extensions is not desirable. In the context of Chester Avenue and surrounds (as detailed in Section1) however, the proposal would not be out of place, nor degrade the architectural integrity of the dwellinghouse and therefore the character of the street. It is noted that No.31 completed a similar hip to gable extension. The roof extension is deemed in scale with the existing structure and does not raise the ridge of the existing roofline.

The proposed rear dormer will result in an addition volume compliant within permitted development standards, is stepped back 0.25m from the existing rear eave and 0.5m from the proposed side gable and will extend from the existing ridgeline of the roof and to the party wall with No.17.

It is noted that the existing dormer at No.17 sits approximately 1.0m from the rear eave; 0.8m from the roof ridgeline; 0.7m from the side gable; and 0.3m from the party wall.

As such, in the context of the existing dormer at No.17, the proposed dormer will appear dominant as it takes up the large proportion of the rear roof slope compared to that at No.17, which appears more modest as sits with generous, even spacing around it. The proposed dormer is therefore not 'in scale' with the existing structure as it does not retain a significant area of the existing roof beneath or on either side of the dormer, contrary to 8.1.1 of the SPD.

Rear elevation plans of both the subject site (No.19) and No.17 are shown below to illustrate how the proposed dormer would sit in the context of the semi-detached dwellinghouses. This is not to scale or an exact side-by-side but provides an indication of the relationship between the existing and proposed dormer.



The proposed dormer will consist of materials to match the existing property including tiles to match the main roof. The dormer windows are similar or smaller than those of the floor below and consists of a similar design.

The proposed rooflights on the street facing roof pitch are relatively modest in size, sit flush with the roof and are positioned in a uniform fashion. However, effort should be made to ensure rooflights align horizontally, as is the case on No.27.

In view of the above, the proposal fails to comply with the aims and objectives of policies LP1 of the Local Plan and policy 28 of the Publication Local Plan and is not consistent with the SPD relating to House Extensions and External Alterations.

## 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 proposed dormer consists of two rear facing windows and no windows on either side facing facade. This is considered acceptable and would not create issues relating to overlooking. As detailed above, the proposed dormer would sit approximately 0.5m forward of the existing dormer at No.17, however, not to an extent that it would create any noticeable reduction in daylight/sunlight access, overbearing impacts nor privacy impacts.

The proposed partial hip to gable side extension retains the 'gap' between the subject site and No.21 and retains a blank facade as to not introduce potential overlooking.

Overall, the proposed extensions protect the amenity and living conditions of the neighbouring residents and are considered to comply with Policy LP8 of the Local Plan and Policy 46 of the Publication Local Plan; and is consistent with the *SPD relating to House Extensions and External Alterations* as it relates to residential amenity.

### **iii Fire safety**

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

A Fire Safety Statement and Plan (19 003) was received by Council 11<sup>th</sup> July 2024. A condition is to be included to ensure this is adhered to on an ongoing basis. Plan 19 003 details the fire regulations that are to be actioned/implemented in the dwellinghouse as part of the development. These are considered appropriate.

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.

### **iii. Flood Risk and Drainage**

The applicant has submitted the Environmental Agency Flood Risk Assessment (FRA) to show that flood risk issues have been adequately addressed.

The subject site is identified as being susceptible to groundwater flooding. The proposed partial hip to gable and rear dormer will not increase the footprint of the subject dwellinghouse, nor the vulnerability of the site in terms of use. As such, there is no new flood risk posed by the proposal, and it is therefore deemed compliant with LP21 of the Local Plan and Policy 8 of the Publication 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. 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.

### **Refuse planning permission for the following reasons**

The rear dormer component of the proposal dominates the roof and also appears out of scale and incongruous in the context of the adjacent dormer at No.17, therefore failing to apply guidance from the SPD relating to House Extensions and External Alterations. As such, the proposal fails to understand the site and

its context when considering the design and compatibility of the works to the neighbouring uses, failing to comply with Policy LP1 of the Local Plan.

**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): PSH

Dated: 06/09/2024

**I agree the recommendation:**

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

Dated: 06/09/2024.....

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**

---

---

### **INFORMATIVES**

---

U0094211	NPPF - Para 38-42
U0094212	Decision Drawings