



PLANNING REPORT

Application reference: 24/1896/PDE WEST TWICKENHAM WARD

Date application received	Date made valid	Target report date	8 Week date
23.07.2024	23.07.2024	03.09.2024	03.09.2024

Site:

65 Fifth Cross Road, Twickenham, TW2 5LJ,

Proposal:

Single storey rear extension, 6m in depth, 3.5m in height and 2.9m in height to eaves.

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

APPLICANT NAME

Mr Nigel And Mrs Kirsty Cooney
65 Fifth Cross Road
Twickenham
TW2 5LJ

AGENT NAME

Aura Architecture And Interiors
3 Lion Yard
Tremadoc Road
London
SW4 7NQ

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

Consultations:

Internal/External:
Consultee

Expiry Date

Neighbours:

Waldegrave School, Fifth Cross Road, Twickenham, TW2 5LH, - 25.07.2024
67 Fifth Cross Road, Twickenham, TW2 5LJ, - 25.07.2024
63 Fifth Cross Road, Twickenham, TW2 5LJ, - 25.07.2024

History: Planning – Appeal – Enforcement – Building Control

Development Management

Status: PCO Application: 24/1896/PDE
Date: Single storey rear extension, 6m in depth, 3.5m in height and 2.9m in height to eaves.

Building Control

Deposit Date: 27.05.2006 New consumer unit One or more new circuits Ring/ radial power circuit Cooker Dwelling house Kitchen

Reference: 07/NIC01590/NICEIC

Building Control

Deposit Date: 02.07.2008 Installed a Gas Boiler

Reference: 08/COR01544/CORGI

Building Control

Deposit Date: 07.10.2010 Formation of WC under staircase for disabled person

Reference: 10/2020/BN

Building Control

Deposit Date: 03.01.2022 Install a replacement consumer unit

Reference: 22/NIC00048/NICEIC

Building Control

Deposit Date: 04.05.2023 Install replacement windows in a dwelling

Reference: 23/FEN00984/FENSA

Building Control

Deposit Date: 03.01.2022 Partial rewire

Reference: 24/NIC02036/NICEIC

Site Description

The property is a two storey mid-terrace dwelling located on the southern-western side of Fifth Cross Road, Twickenham.

The property is not located within a Conservation Area or listed in any way. No TPOs (protected trees) have been found within the grounds of the application site nor within its immediate surroundings.

Site History

There is no planning history for the above property.

Proposal

Householders are able to build larger single storey rear extensions under permitted development, subject to limitations, conditions and land designations. However, these new larger extensions must go through a prior notification process.

This proposal is seeking prior approval for the erection of a single storey rear extension 6 metres in depth, 3.5 metres in height and 2.9 metres in height to eaves.

Public representation

3 neighboring properties were consulted as part of this application and Nos. 63 and 67 Fifth Cross Road object to the scheme.

In line with A.4(7) and A.4(9), the scheme has been scrutinised regarding its impact on the adjoining premises at Nos. 63 and 67 Fifth Cross Road, whose findings can be found below.

Policy LP 8 'Amenity and Living Conditions' requires all development to "protect the amenity and living conditions for the occupants of new, existing, adjoining and neighbouring properties". The policy also seeks to "ensure that proposals are not visually intrusive or have an overbearing impact as a result of their height, massing or siting, including through creating a sense of enclosure".

The House Extensions and External Alterations SPD (2015) advises that extensions that create "an unacceptable sense of enclosure or appear overbearing when seen from neighbouring gardens or rooms will not be permitted".

In regard to the scale of the proposed rear extension, the SPD on House Extensions and External Alterations (2015) states that in the case of a terraced dwelling, extensions should not exceed 3 metres in depth in order to mitigate detriment to neighbour amenity in terms of overbearing, visual obstruction and loss of light. However, it states that the final test of acceptability will be based on the circumstances of the subject site itself.

The proposed single storey rear extension would not exceed the prescribed 3 metres in depth when measured from the rear walls of the abutting single storey rear extensions present at Nos. 63 and 67 Fifth Cross Road. As such, a significant loss of light and overbearing issues would not be experienced by these neighboring properties.

Existing loss of privacy would not be exacerbated given the single storey nature of the alterations proposed here.

As the proposal would not adversely impact the neighbouring properties in terms of loss of light, overbearing and overlooking, such proposal is considered to meet the aims and objectives of Policy LP 8 of the Local Plan (2018) and the House Extensions and External Alterations SPD (2015).

Professional comment:

The applicant in accordance with A.4 (2) has supplied the Local Planning Authority with a written description of the proposed development which states:

- (i) The enlarged part of the dwellinghouse would extend beyond the rear wall of the original dwelling house by up to 6 metres;
- (ii) The maximum height of the enlarged part of the dwellinghouse would be 3.5 metres; and
- (iii) The height of the eaves of the enlarged part of the dwelling house would be 2.9 metres.

Proposed and existing floor plans and elevations, and site location plan were submitted to support the application and the applicant's agent has also included the address of any adjoining premises; the developer's contact address; and the developer's email address in accordance with the requirements of The Town and Country Planning (General Permitted Development) Order 2015 (as amended).

Class A

The scheme (single storey rear extension) is considered *to be permitted development under Class A 'The enlargement, improvement or other alteration of a dwelling house' for the following reasons:*

A.1

- a) Permission to use the dwellinghouse as a dwellinghouse has not been granted by Class M, N, P or Q of Part 3 of this schedule.
- b) The works **would not** result in over 50% of ground being covered by buildings.
- c) The height of the part of the dwelling house to be enlarged **would not** exceed the height of the highest part of the roof of the existing dwellinghouse.
- d) The height of the eaves of the extension **would not** exceed the height of the eaves of the existing dwellinghouse.
- e) The extension **would not** extend beyond a wall which -
 - i. forms the principal elevation of the original dwellinghouse; or

- ii. fronts a highway and forms either the side elevation of the original dwellinghouse.
- f) Paragraph (f) is not applicable to this proposal as it is covered by paragraph (g).
- g) The enlarged part of the dwellinghouse would have a single storey and –
 - i. **would not** extend beyond the rear wall of the original dwellinghouse by more than 6 metres in the case of a terraced dwellinghouse, and
 - ii. **would not** exceed 4 metres in height.
- h) The extension **would not** have more than one storey.
- i) The extension would be within 2 metres of the boundary however the eaves height **would not** exceed 3 metres in height.
- j) The enlarged part of the dwellinghouse **would not** extend beyond a wall forming a side elevation of the original dwellinghouse, and-
 - (i) **would not** exceed 4 metres in height,
 - (ii) **would not** have more than a single storey,
 - or
 - (iii) **would** have a width greater than half the width of the original dwellinghouse.
- ja) The total enlargement (being the enlarged part together with any existing enlargement of the original dwellinghouse to which it will be joined) **would not** exceed the limits set out in sub-paragraphs (e) to (j).
- k) The extension **would not** consist of or include:
 - i. the construction or provision of a verandah, balcony or raised platform,
 - ii. the installation, alteration or replacement microwave antenna,
 - iii. the installation, alteration or replacement of a chimney, flue or soil and vent pipe, and
 - iv. the alteration to any part of the roof of the dwellinghouse.

A.2

The dwellinghouse is not located on article 2(3) land and therefore A.2 is not applicable.

Conditions

A.3

Development is permitted by Class A subject to the following conditions-

- a) the materials used in any exterior work (other than materials used in the construction of a conservatory) shall be of a similar appearance to those used in the construction of the exterior of the existing dwellinghouse;

Compliant.

- b) any upper-floor window located in a wall or roof slope forming a side elevation of the dwellinghouse shall be-

- a. obscure-glazed, and
 - b. non-opening unless the parts of the window which can be opened are more than 1.7 metres above the floor of the room in which the window is installed; and;
- c) where the enlarged part of the dwellinghouse has more than one storey, the roof pitch of the enlarged part shall, so far as practicable, be the same as the roof pitch of the original dwellinghouse.

The proposal is for a single storey extension.

A.4

- 1) The following conditions apply to development permitted by Class A which exceeds the limits in paragraph A.1(f) but is allowed by paragraph A.1(g).
- 2) Before beginning development, the applicant has submitted the following:
 - a. The applicant has supplied the Council with a written description of the proposed development which states:
 - i. The enlarged part of the dwellinghouse will extend beyond the rear wall of the original dwellinghouse by approximately 6 metres,
 - ii. The maximum height of the enlarged part of the dwellinghouse will be approximately 3.5 metres,
 - iii. The height of the eaves will be approximately 2.9 metres from ground level, and
 - iv. The single storey rear extension will not be joined to an existing extension.
 - b. a plan has been submitted indicating the site and the proposed development and any existing enlargement of the original dwellinghouse to which the enlarged part will be joined,
 - c. the addresses of adjoining premises,
 - d. the developers contact address, and
 - e. the developers email address.
- 3) The developer has provided sufficient documents and it complies with the relevant legislation.
- 4) The documents submitted are correct and the works have not been carried out.
- 5) The local planning authority has notified owners and occupiers of adjoining premises about the proposed development.
- 6) The local planning authority has sent a copy of the notice to the developer.
- 7) Where any owner or occupier of any adjoining premises objects to the proposed development, the prior approval of the local planning authority is required as to the impact of the proposed development on the amenity of any adjoining premises – **See Above**

- 8) The local planning authority may require the developer to submit such further information regarding the proposed development as the authority may reasonably require in order to determine the application – **N/A**
- 9) The local planning authority must, when considering the impact referred to in sub-paragraph (7)—
 - a. take into account any representations made as a result of the notice given under subparagraph (5); and – **See Above**
 - b. (b) consider the amenity of all adjoining premises, not just adjoining premises which are the subject of representations – **See Above**
- 10) The development must not begin before the occurrence of one of the following—
 - (a) the receipt by the developer from the local planning authority of a written notice that their prior approval is not required;
 - (b) the receipt by the developer from the local planning authority of a written notice giving their prior approval; or
 - (c) the expiry of 42 days following the date on which the information referred to in sub-paragraph (2) was received by the local planning authority without the local planning authority notifying the developer as to whether prior approval is given or refused.
- 11) The development must be carried out—
 - a. where prior approval is required, in accordance with the details approved by the local planning authority, and
 - b. where prior approval is not required, or where sub-paragraph (10)(c) applies, in accordance with the information provided under sub-paragraph (2), unless the local planning authority and the developer agree otherwise in writing.
- 12) The local planning authority may grant prior approval unconditionally or subject to conditions reasonably related to the impact of the proposed development on the amenity of any adjoining premises.

In view of the above it is considered that the proposed development would comply with Class A of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).

Recommendation - The proposal falls **within** Schedule 2, Part 1, Class A of the Town and Country Planning (General Permitted Development) (England) Order 2015 No. 596 and as such prior approval is **NOT REQUIRED**.

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
(which are not on the file)

This application has representations on file YES NO

Case Officer (Initials): GAP

Dated: 27/08/2024

I agree the recommendation: CTA

Team Leader/Head of Development Management/Principal 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:

REASONS:
CONDITIONS:
INFORMATIVES:
UDP POLICIES:
OTHER POLICIES:

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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
