



Application reference: 24/1760/HOT
WHITTON WARD

Date application received	Date made valid	Target report date	8 Week date
10.07.2024	10.07.2024	04.09.2024	04.09.2024

Site:

2 Collingwood Close, Twickenham, TW2 7AF,

Proposal:

Proposed first floor side extension, with a new pitched roof over the front porch extension.

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

APPLICANT NAME

Mr Amir Uddin Miah
2 Collingwood Close
Twickenham
Richmond Upon Thames
TW2 7AF

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:

- 319 Nelson Road, Twickenham, TW2 7AD, - 11.07.2024
- 1 Collingwood Close, Twickenham, TW2 7AE, - 11.07.2024
- 3 Collingwood Close, Twickenham, TW2 7AE, - 11.07.2024
- 7 Collingwood Close, Twickenham, TW2 7AE, - 11.07.2024
- 5 Collingwood Close, Twickenham, TW2 7AE, - 11.07.2024
- 9 Collingwood Close, Twickenham, TW2 7AE, - 11.07.2024
- 327 Nelson Road, Twickenham, TW2 7AG, - 11.07.2024
- 325 Nelson Road, Twickenham, TW2 7AG, - 11.07.2024
- 323 Nelson Road, Twickenham, TW2 7AG, - 11.07.2024
- 321 Nelson Road, Twickenham, TW2 7AG, - 11.07.2024
- 4 Collingwood Close, Twickenham, TW2 7AF, - 11.07.2024

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

Development Management

Status: GTD

Date: 17/01/1991

Application: 90/1876/FUL

Erection Of Conservatory And Exterior W.c At Rear Of House

Development Management

Status: GTD

Application: 19/3099/HOT

Date:03/12/2019 Demolition of existing side extension and erection of new single-storey side extension.

Development Management

Status: PCO Application:24/1760/HOT
Date: Proposed first floor side extension, with a new pitched roof over the front porch extension.

Building Control

Deposit Date: 24.02.2003 FENSA Notification of Replacement Glazing comprising 1 Windows and 0 Doors. Installed by Pane in The Glass. FENSA Member No 16038. Installation ID 505946. Invoice No 46524

Reference: 03/7637/FENSA

Building Control

Deposit Date: 30.01.2020 Single storey side extension
Reference: 20/0165/IN

Building Control

Deposit Date: 30.08.2020 Install replacement windows in a dwelling Install replacement doors in a dwelling

Reference: 20/FEN00948/FENSA

Building Control

Deposit Date: 19.01.2021 Install a gas-fired boiler
Reference: 21/FEN00364/GASAFE

Building Control

Deposit Date: 10.12.2020 Install a gas-fired boiler
Reference: 21/FEN01460/GASAFE

Application Number	24/1760/HOT
Address	2 Collingwood Close, Twickenham, TW2 7AF
Proposal	Proposed first floor side extension, with a new pitched roof over the front porch extension (as per application form)
Contact Officer	GAP
Target Determination Date	04.09.2024

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 is occupied by a semi-detached two-storey dwelling that is not locally or nationally listed nor located in proximity to ones. The application site is not situated in a conservation area nor situated in proximity to one. No TPOs have been detected within the application site nor in its surroundings.

The application site is situated within Whitton and Heathfield Village, Whitton Ward, and on the northern side of Collingwood Close, and is designated as an Area Susceptible to Groundwater Flood - Environment Agency (Superficial Deposits Flooding - >= 75%) and Increased Potential Elevated Groundwater (GLA Drain London).

3. DESCRIPTION OF THE PROPOSAL AND ANY RELEVANT PLANNING HISTORY

The proposed development comprises: a pitched roof first-floor side extension; lean-to-roof and alterations to the existing ground floor extension on which the first-floor structure would be sited.

The planning history of the application site is the following:

90/1876/FUL - Erection Of Conservatory And Exterior W.c At Rear Of House - Granted 17/01/1991.

19/3099/HOT - Demolition of existing side extension and erection of new single-storey side extension - Granted 03/12/2019.

4. CONSULTATIONS CARRIED OUT

The neighbours notified of this application are listed above.

No. 323 Nelson Road objects to the proposal in terms of:

- Loss of privacy
- Loss of daylight and sunlight
- *“Object due to apple tree at rear of garden impacted by the building work (foundations) and loss of light for apple tree”.*

In relation to the latter, it is noted that the application site is not in a conservation area and TPOs have not been detected within the application site nor in its surroundings. Therefore, there are no statutorily protected trees at the site.

Also, the proposal is for a side extension, set away from the rear garden area, and the application form states the following:

Trees and Hedges

Are there any trees or hedges on the property or on adjoining properties which are within falling distance of the proposed development?

Yes

No

Will any trees or hedges need to be removed or pruned in order to carry out your proposal?

Yes

No

5. MAIN POLICIES RELEVANT TO THE DECISION

London Plan (2021)

The main policies applying to the site are:

D12 Fire Safety

The London Plan 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	Ne
Impact on Amenity and Living Conditions	LP8	Yes	Ne
Impact on Flood Risk and Sustainable Drainage	LP21	Yes	Ne

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 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 (2015)
Whitton & Heathfield Village Planning Guidance (2014)

These policies can be found at:

https://www.richmond.gov.uk/services/planning/planning_policy/local_plan/supplementary_planning_documents_and_guidance

5.1 AMENDMENTS

The applicant has been advised that the first-floor extension needs to be set back by 1 metre behind the front façade to be acceptable, in line with the SPD (2015).

The proposal has been amended accordingly.

6. EXPLANATION OF OFFICER RECOMMENDATION

The key issues for consideration are:

- i Design and visual impact
- ii Impact on neighbour amenity
- iii Flood Risk
- iv Fire Safety

i Design and visual impact

Policy LP 1 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 (2015) relating to House Extensions and External Alterations encourages the retention of the original form of the host property and any alterations should enhance the quality of the building. The original appearance should always be the reference point when considering any changes.

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 (2015) mentions 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;*
- *where the extension is to be subordinate to the existing house it is usually desirable to set back the extension by at least 1 metre behind the front elevation; and*
- *two storey side extensions should be sited 1 metre from the side boundary in order to avoid a terracing effect on the street.*

The SPD (2015) stipulates that it is preferable that new window openings would echo the proportions and sizes of those of the main house.

The proposed first-floor side extension would be approx. 0.25 metres more than half the width of the original building. However, this approx. 0.25 metres in excess in depth of the extension would be mitigated by the fact that: such extension would be set back from the front façade of the host building by approx. 1 metre and sited in excess 1 metre from the side boundary at the narrowest point (in other parts of the extension this setback would increase given the triangular shape of the hosting plot); its ridge would be set below the ridge of the main dwelling by approx. 0.5 metres; and the first-floor extension would be setback from the rear faced by approx. 0.56 metres. The above would ensure that the proposed first-floor side extension would be subservient to the original property.

No objection is raised to the lean-to-roof, given a similar feature is found at the attached neighbour, namely 4No. Collingwood Close. No objection is also raised to the remaining alterations to the existing ground floor extension, given their relatively minor nature.

The development's materiality and fenestration would match the existing ones triggering sufficient sense of belonging to the host property along with the chosen roof forms.

In light of the above, the proposals would comply with the aims and objectives of Policy LP 1 of the Local Plan, Policy 28 of the Publication Local Plan and with the SPD (2015) as a whole.

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 properties that would be mostly impacted by the scheme would be Nos. 321, 323 and 325 Nelson Road sited to the east of the application site.

The attached neighbour, namely No. 4 Collingwood Close, would not be impacted by the proposed alterations as these would be hidden behind the current mass, size and scale of the host property.

Turning to the properties on Nelson Road, the scheme would not overpower and overshadow the fabrics of Nos. 321, 323 and 325, given the relatively considerable separation distance between the proposal and these neighbours. Also, in being sited to the east of the application site, the rear gardens of Nos. 321, 323 and 325 would not be significantly overshadowed by the proposed scheme. This would be further the case as the mass of the proposed alterations would be contained by the current mass, size and scale of the host property.

No new upper floor side windows are proposed as part of this scheme, and therefore the existing upper level of mutual overlooking in the locality would not be exacerbated, but rather than allied following the removal of the existing upper floor side window of the host dwelling.

The proposals would therefore comply with the aims and objectives of Policy LP 8 of the Local Plan, Policy 46 of the Publication Local Plan and with the SPD (2015) as a whole.

iii Flood Risk

Policy LP 21 'Flood Risk and Sustainable Drainage' 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.

The proposal would be set no lower than the existing floor level mitigating flood risk concerns.

iv Fire Safety

The submitted Fire Plan is considered sufficient to satisfy Policy D12 of the London Plan (2021). A compliance condition is attached.

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.

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.

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**

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): GAP

Dated: 27/08/2024

I agree the recommendation: CTA

Team Leader/Head of Development Management/Principal 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
