

**Application reference: 24/1806/HOT**  
**ST MARGARETS AND NORTH TWICKENHAM WARD**

Date application received	Date made valid	Target report date	8 Week date
16.07.2024	24.07.2024	18.09.2024	18.09.2024

**Site:**

106 Chertsey Road, Twickenham, TW1 1EW,

**Proposal:**

Two storey side extension and single storey rear extension following demolition of existing conservatory and side extension.

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

**APPLICANT NAME**

Ms Yuliya Kupchenko  
106 Chertsey Road  
Twickenham  
Richmond Upon Thames  
TW1 1EW

**AGENT NAME**

Miss Eleanore Cole  
Ditton Garages  
Southville Road  
Thames Ditton  
KT7 0UL  
United Kingdom

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

**Consultations:**

**Internal/External:**

Consultee

Expiry Date

**Neighbours:**

- 109 Chertsey Road, Twickenham, TW1 1ER, - 25.07.2024
- 107 Chertsey Road, Twickenham, TW1 1ER, - 25.07.2024
- 4 Fulwood Gardens, Twickenham, TW1 1EN, - 25.07.2024
- 2A Fulwood Gardens, Twickenham, TW1 1EN, - 25.07.2024
- 4A Fulwood Gardens, Twickenham, TW1 1EN, - 25.07.2024
- 2 Fulwood Gardens, Twickenham, TW1 1EN, - 25.07.2024
- 108 Chertsey Road, Twickenham, TW1 1EW, - 25.07.2024
- 104 Chertsey Road, Twickenham, TW1 1EW, - 25.07.2024

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

Development Management

Status: GTD

Date: 08/04/1981

Application: 81/0137

Demolition of 2 existing garages and erection of a double garage and garden store.

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Development Management

Status: GTD

Date: 14/03/1949

Application: 47/0450

The erection of a building for use only as a garage for a non-commercial vehicle or other purposes incidental to the occupation of the premises as a private dwelling.

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Development Management

Status: PCO

Application: 24/1806/HOT

Date: Two storey side extension and single storey rear extension following demolition of existing conservatory and side extension.

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**Building Control**

Deposit Date: 12.01.2009      7 Windows 1 Door

Reference: 09/FEN00792/FENSA

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<b>Application Number</b>	<b>24/1806/HOT</b>
<b>Address</b>	<b>106 Chertsey Road, Twickenham, TW1 1EW</b>
<b>Proposal</b>	<b>Two storey side extension and single storey rear extension following demolition of existing conservatory and side extension (as per application form)</b>
<b>Contact Officer</b>	<b>GAP</b>
<b>Target Determination Date</b>	<b>18.09.2024</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 is occupied by a semi-detached two-storey dwelling that is not locally or nationally listed nor located in close proximity to any. The application site is not situated in a conservation area nor situated in proximity to any. No TPOs have been detected within the application site nor in its surroundings.

The application site is situated within Twickenham Village, St. Margarets and North Twickenham Ward, and on the southern side of Chertsey Road, and is designated as an Area Susceptible to Groundwater Flood - Environment Agency (Superficial Deposits Flooding - >= 75%), a Critical Drainage Area - Environment Agency, and Increased Potential Elevated Groundwater (GLA Drain London).

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

The proposed development comprises: a two-storey side extension and a single storey rear extension that would result in the removal of the existing single storey side extension and rear conservatory and side chimney.

The planning history of the application site can be found above.

## 4. CONSULTATIONS CARRIED OUT

The neighbours notified of this application are listed above.

No representations were received by the consulted neighbours during the statutory consultation period, however No. 108 Chertsey Road supports the application.

## 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	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 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	
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)

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)

## **5.1 AMENDMENTS**

None received or requested.

## **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 SPD (2015) mentions that it is preferable to retain all chimney-stacks and pots.*

The proposed two-storey side extension would: not be greater than half the width of the original building; be set back by approx. 0.95 metres behind the front elevation; and would be sited approx. 1 metre from the side boundary and its narrowest point, with this separation distance increasing when moving towards the rear garden area of the application site. The ridge of the side extension would be set below the ridge of the main roof by approx. 0.5 metres. The above would ensure that the proposed extension would be subservient to the main dwelling. The two-storey side extension's materiality and fenestration appear to match the existing dwelling, and that along with its design would be in keeping the dwelling.

The proposed single storey rear extension would be subservient to the main dwelling, given its single storey nature. Its materiality and fenestration also appear to match the existing dwelling.

The removal of the chimney can be carried out under *Permitted Development Rights*, the so-called fallback position, and therefore no objection is raised to this removal.

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 LP 8 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 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 semi-detached dwelling, extensions should not exceed 3.5 metres in depth in order to mitigate detriment to neighbour amenity in terms of overbearing, visual obtrusion 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 properties that would be mostly impacted by the scheme would be Nos. 104 and 108 Chertsey Road.

The attached neighbour, namely No. 108, would not be unduly impacted by the proposed alterations as: the single storey rear extension would not exceed 3.5 metres in depth, as advised by the SPD (2015) and therefore in line with it. The two-storey side extension would be hidden behind the current mass, size and scale of the host property instead.

Turning to No. 104, it is noted, from its planning history, namely from the application reference: 05/2472/PS192 (which appears not to be implemented) that all of its flank elevation windows serve non-habitable spaces. This, along with the fact that the two-storey extension: would not extend beyond the front and rear facades of the host property; would be sited approx. 1 metre from the side boundary and its narrowest point, with this separation distance increasing when moving towards the rear garden area of the application site; and having its ridge being set below the ridge of the main roof by approx. 0.5 metres, would ensure that significant loss of light and overbearing issues would not be experienced by the occupiers of No. 104 as a result of the development.

The single storey rear extension's compliance with the SPD (2015) would ensure that significant loss of light and overbearing issues would not be experienced by the occupiers of No. 104.

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 windows 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 submitted Flood Risk Assessment would alleviate flood risk concerns.

### **iv Fire Safety**

The submitted Fire Strategy Report 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: 11/09/2024

**I agree the recommendation: TFA**

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

Dated: .....11/09/2024.....

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**

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**CONDITIONS**

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**INFORMATIVES**

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