



Application reference: 24/1711/HOT
HEATHFIELD WARD

Date application received	Date made valid	Target report date	8 Week date
05.07.2024	09.07.2024	03.09.2024	03.09.2024

Site:

16 Bryanston Avenue, Twickenham, TW2 6HP,

Proposal:

Ground floor rear/side elevation extension. Conversion of garage into habitable room with new window/masonry to replace existing garage door. New rooflight behind existing parapet wall.

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

APPLICANT NAME

Grewal
 16 Bryanston Avenue
 Twickenham
 Richmond Upon Thames
 TW2 6HP

AGENT NAME

Mr Eugene Coleman
 26
 Gordon Avenue
 TWICKENHAM
 TW1 1NQ

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

Consultations:

Internal/External:

Consultee
 LBRUT Transport

Expiry Date
 23.07.2024

Neighbours:

- 13 Bryanston Avenue, Twickenham, TW2 6HP, - 09.07.2024
- 11 Bryanston Avenue, Twickenham, TW2 6HP, - 09.07.2024
- 15 Bryanston Avenue, Twickenham, TW2 6HP, - 09.07.2024
- 29 Montrose Avenue, Twickenham, TW2 6HE, - 09.07.2024
- 27 Montrose Avenue, Twickenham, TW2 6HE, - 09.07.2024
- 25 Montrose Avenue, Twickenham, TW2 6HE, - 09.07.2024
- 31 Montrose Avenue, Twickenham, TW2 6HE, - 09.07.2024
- 18 Bryanston Avenue, Twickenham, TW2 6HP, - 09.07.2024
- 14 Bryanston Avenue, Twickenham, TW2 6HP, - 09.07.2024

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

Development Management

Status: WDN Application: 18/0677/HOT
 Date: 27/09/2018 Single storey side and rear extension (wrap-around); part first floor rear extension and relocation of ground floor side door.

Development Management

Status: GTD Application: 24/0499/HOT
 Date: 24/04/2024 Erection of single storey ground floor extension to rear of integrated

garage located at front of property. Conversion of garage into an office including replacement of garage door with window

Development Management

Status: PCO

Date:

Application:24/1711/HOT

Ground floor rear/side elevation extension. Conversion of garage into habitable room with new window/masonry to replace existing garage door. New rooflight behind existing parapet wall.

Building Control

Deposit Date: 29.06.2003

FENSA Notification of Replacement Glazing comprising 17 Windows and 2 Doors. Installed by Anglian Windows Ltd. FENSA Member No 13229. Installation ID 847198. Invoice No S101462272

Reference: 03/5488/FENSA

Building Control

Deposit Date: 09.05.2018

Proposed single storey rear extension. (Excluded are building works not described which can be self-certified under a Competent Person scheme)

Reference: 18/0833/IN

Building Control

Deposit Date: 26.06.2024

Garage conversion and ground floor rear/side elevation extension.

Reference: 24/0770/BN

Application Number	24/1711/HOT
Address	16 Bryanston Avenue, Twickenham, TW2 6HP
Proposal	Ground floor rear/side elevation extension. Conversion of garage into habitable room with new window/masonry to replace existing garage door. New rooflight behind existing parapet wall.
Contact Officer	GAP
Target Determination Date	20.09.2024

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, Heathfield Ward, and on the northern side of Bryanston Avenue.

The site presents the following flood constraint:

- Area Susceptible to Groundwater Flood - Environment Agency (Superficial Deposits Flooding - >= 75%).

3. DESCRIPTION OF THE PROPOSAL AND ANY RELEVANT PLANNING HISTORY

The proposed development comprises: an infilling side extension running from the approved converted garage (application reference: **24/0499/HOT**) until the rear façade of the host property. The proposed extension would partially amend and be an integral part of the scheme approved under the application reference: **24/0499/HOT**. Given the fact that the only difference between the approved drawings of this application and the drawings submitted as part of the current application is the aforementioned infilling side extension, here will be just discussed the acceptability of such side extension.

The relevant planning history of the application site is the following (the full list is available above):

24/0499/HOT - Erection of single storey ground floor extension to rear of integrated garage located at front of property. Conversion of garage into an office including replacement of garage door with window - **Granted 24/04/2024**.



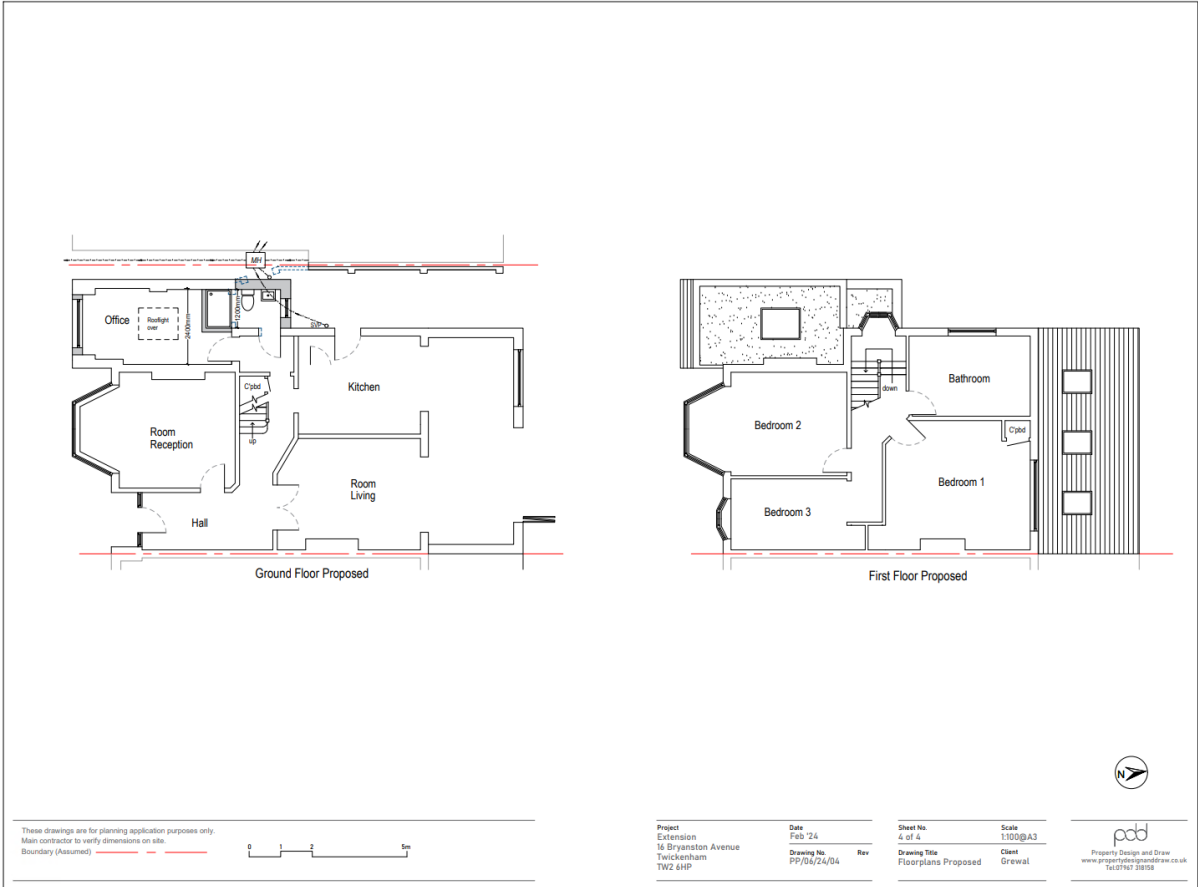
Approved Drawing 24/0499/HOT



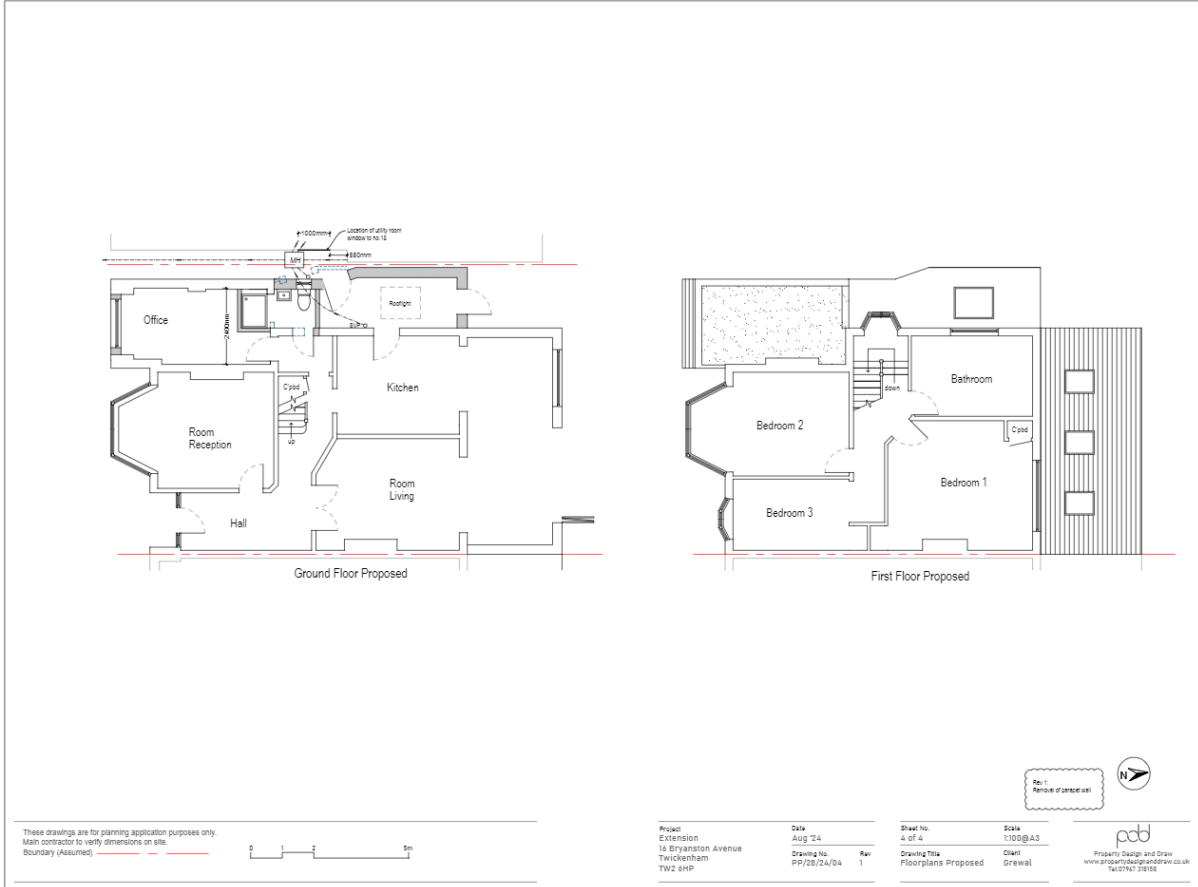
Approved Drawing 24/0499/HOT



Current proposal



Approved Drawing 24/0499/HOT



Current proposal

4. CONSULTATIONS CARRIED OUT

The neighbours notified of this application are listed above.

No representations have been received.

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	
Flood risk and sustainable drainage	8	Yes	Ne
Local character and design quality	28	Yes	Ne
Amenity and living conditions	46	Yes	Ne

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 asked to reduce the height of the side extension as this was considered overpowering and obscuring the first-floor bay window to the side of the property that was considered a characteristic feature of the house and neighbouring properties.

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

The proposal would present matching materiality and fenestration to the host property that would trigger sufficient sense of belonging. Following the reduction in height of the proposed side extension, this is not considered overpowering but rather than subservient to the host dwelling. Also, this reduction in height would allow an appreciation of the first-floor bay window to the side of the host property. Further reduction in height has not been requested, given the provided amendments would allow the proposed infilling extension to be subservient to the host property as well as the fact that the appreciation of the bay window from the street scene is already partial, some neighbouring properties had this feature removed following alterations and the approved scheme reference: **24/0499/HOT** already included its partial obscuring.



Approved Drawing 24/0499/HOT



Current proposal

In light of the above, the proposal 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).

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 neighbour that would be mostly impacted by the scheme would be No. 18 Bryanston Avenue, given its location. The proposed extension would be screened from No. 14 Bryanston Avenue by the current mass, size and scale of the host property. The other neighbours would not be affected by the scheme.

The extension would not project beyond the front and rear elevations of No. 18. Also, the side elevation of this neighbour at ground level appears to present a window opening. This window serves a utility room.

In doing so, No. 18 would not experience significant loss of light and overbearing issues.

The ground floor nature of the infilling extension would ensure that this would not cause significant loss of light issues.

The proposal 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 extension would be set no lower than the existing floor level alleviating flood risk concerns. This would be in line with Policy LP 21 of the Local Plan (2018).

iv Fire Safety

The submitted Planning Fire Safety Statement 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:

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

Dated: ...17/09/2024.....

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
