

Planning Statement

32 Park Road, Twickenham,
Middlesex, TW1 2PX

Application seeking a lawful development
certificate for proposed single storey and
two storey rear extensions



RTPI

Chartered Town Planners

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Project reference: **PR4237**

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A large, bold, white logo consisting of the letters 'GSP' in a stylized, rounded font, set against a dark purple background.

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1 Introduction

1.1 This Planning Statement has been submitted in support of an application for the following development at 32 Park Road, Twickenham, Middlesex, TW1 2PX (hereafter referred to as 'the Site'):

Application seeking a lawful development certificate for proposed single storey and two storey rear extensions

1.2 The proposed development affects the following Land Registry title(s):

Title Number	Description	Owner
MX82027	32 Park Road, Twickenham, TW1 2PX	The applicants

1.3 The application is accompanied by the following plans and documents:

- Planning Statement
- 202308 - LON - 00 - 10 - Site and Block Plan - R0
- 202308 - LON - 00 - 100 - Ground And First Floor Plans - Existing - Rev-
- 202308 - LON - 00 - 101 - Loft Floor and Roof Plans - Existing - Rev-
- 202308 - LON - 00 - 300 - Section AA and BB - Existing - Rev-
- 202308 - LON - 00 - 400 - Front and Side Elevation - Existing - Rev-
- 202308 - LON - 00 - 402 - Rear and Side Elevation - Existing - Rev-
- 202308 - LON - 20 - 10 - Block Plan - Rev 0
- 202308 - LON - 20 - 100 - Ground And First Floor Plans - PD - Proposed - Rev 1
- 202308 - LON - 20 - 102 - Proposed Loft and Roof Floor Plan - PD - R1
- 202308 - LON - 20 - 300 - Section AA - PD - Proposed - Rev 1
- 202308 - LON - 20 - 400 - Front and Side Elevation - PD - Proposed - Rev 1
- 202308 - LON - 20 - 402 - Rear and Side Elevation - PD - Proposed - Rev 1

2 Site Context

- 2.1 This Site is located on the NE side of Park Road and occupies approximately 400 sqm of land. It is in residential use and comprises a semi-detached two-storey dwelling set within a rectangular plot predominately surrounded by other residential dwellings of varying scales and designs, including three-storey apartments to the NW and the listed Blue Lodge almost directly opposite. Vehicular access exists on to Park Road to the west, with a hard surfaced driveway providing capacity for one parked vehicle.
- 2.2 This Site is the subject of the following planning constraints and characteristics:
- Within St Margarets and East Twickenham village
 - Within Flood Zone 3 (high risk of flooding from rivers and the sea)
 - Within Critical Drainage Area
 - Within area subject to Article 4 Direction relating to basements
 - Opposite Grade II Listed Blue Lodge
 - Opposite Twickenham Park Conservation Area (including Blue Lodge)
 - Close to Richmond Riverside Conservation Area (NW of 26 Park Lane)
 - Adjacent to Beresford Avenue Conservation Area (land to rear including adjoining 1 Beresford Avenue)
 - Opposite a number of trees that are subject to a Tree Preservation Order (at Blue Lodge)

3 Relevant History

3.1 The following records are understood to be relevant to the Site:

[83/1369](#) - Erection of a bay window to the front of the garage in connection with its use as a habitable room. Approved 16/12/1983.

[24/0200/HOT](#) - Alterations to the existing front facade: New roof to match neighbouring property, new windows & new eyebrow window. Ground floor rear extension. First floor side and rear extension. Extend and Alterations to existing loft dormer to the rear. Internal alterations. Refused 18/3/2024 on grounds relating to design, neighbour amenity and the potential loss of trees.

[24/1049/HOT](#) - First floor side and rear extension. Extension and alterations to existing loft dormer to the rear. Granted 11/6/2024.

[24/1134/HOT](#) - Alterations to roof lights. Front gable roof addition. Alterations to fenestration including replacement. Removal of the hipped roof to south elevation. Granted 5/6/2024.

[24/1802/PS192](#) - Application seeking lawful development certificate for proposed single storey and two storey rear extensions. Refused 11/09/24 on grounds relating to visual appearance (shape, colour and size of proposed window frames) and pitch of proposed roof.

4 Proposed Development

- 4.1 Class A of Part 1 of Schedule 2 of The Town and Country (General Permitted Development) (England) Order 2015 (as amended) permits development consisting of the enlargement, improvement, or other alteration of a dwellinghouse.
- 4.2 The application entails the following elements:
- Erection of a two-storey rear extension, measuring 3m deep, 4.55m wide and with a matching eaves height of 5.3m;
 - Erection of a single storey rear extension, measuring 3m deep, 3.08m wide and a maximum eaves height of 3m, separated from the two-storey rear extension by 0.2m;
 - Rooms to be created include a larger master bedroom with ensuite bathroom at the first floor and a new open plan kitchen, dining and living room area;
 - External materials to be used will match the existing house as confirmed on the plans.
- 4.3 As this is a resubmission, the plans and statement have been amended to respond to the reasons for refusal. It was highlighted that the proposal did not comply with part (a) of condition A.3. The windows have since been altered so that they have a similar appearance to that of the existing dwelling. Furthermore, it was suggested that the proposal did not abide to part (c) of condition A.3. The roof pitch has been adjusted and designed to be hipped on the first floor so that it matches the existing dwelling.

5 Two-storey rear extension

Development Not Permitted

- 5.1 Paragraph A.1 sets out exceptions to when this permitted development right would not apply:
- (a) permission to use the dwellinghouse as a dwellinghouse has been granted only by virtue of Class G, M, MA, N, P, PA, or Q of Part 3 of this Schedule (changes of use) - **this is not the case;**
 - (b) as a result of the works, the total area of ground covered by buildings within the curtilage of the dwellinghouse (other than the original dwellinghouse) would exceed 50% of the total area of the curtilage (excluding the ground area of the original dwellinghouse) - **this will not be the case even in combination with the proposed single storey rear extension;**
 - (c) the height of the part of the dwellinghouse enlarged, improved, or altered would exceed the height of the highest part of the roof of the existing dwellinghouse - **this will not be the case;**
 - (d) the height of the eaves of the part of the dwellinghouse enlarged, improved, or altered would exceed the height of the eaves of the existing dwellinghouse - **this will not be the case;**
 - (e) the enlarged part of the dwellinghouse would extend beyond a wall which:
 - (i) forms the principal elevation of the original dwellinghouse, or;
 - (ii) fronts a highway and forms a side elevation of the original dwellinghouse- **this will not be the case;**
 - (f) subject to paragraph (g), the enlarged part of the dwellinghouse would have a single storey and: (i) extend beyond the rear wall of the original dwellinghouse by more than 4 metres in the case of a detached dwellinghouse, or 3 metres in the case of any other dwellinghouse, or; (ii) exceed 4 metres in height - **this is not relevant as the enlarged part does not extend beyond 3 metres deep;**
 - (g) for a dwellinghouse not on article 2(3) land nor on a site of specific scientific interest, the enlarged part of the dwellinghouse would have a single storey and: (i) extend beyond the rear wall of the original dwellinghouse by more than 8 metres in the case of a detached dwellinghouse, or 6 metres in the case of any other dwellinghouse, or; (ii) exceed 4 metres in height - **this is not relevant as the enlarged part does not extend beyond 3 metres deep;**
 - (h) the enlarged part of the dwellinghouse would have more than a single storey and: (i) extend beyond the rear wall of the original dwellinghouse by more than 3 metres, or; (ii) be within 7 metres of any boundary of the curtilage of the dwellinghouse opposite the rear wall of the dwellinghouse - **this will not be the**

case. The depth is 3m and the distance from the rear of the proposed extension to the opposite curtilage boundary is 18.4m;

- (i) the enlarged part of the dwellinghouse would be within 2 metres of the boundary of the curtilage of the dwellinghouse, and the height of the eaves of the enlarged part would exceed 3 metres – **this is not relevant because no part of the two-storey rear extension would be within 2 metres of the boundary;**
- (j) the enlarged part of the dwellinghouse would extend beyond a wall forming a side elevation of the original dwellinghouse, and would: (i) exceed 4 metres in height; (ii) have more than a single storey, or; (iii) have a width greater than half the width of the original dwellinghouse – **this will not be the case;**
- (ja) any total enlargement (being the enlarged part together with any existing enlargement of the original dwellinghouse to which it will be joined) exceeds or would exceed the limits set out in sub-paragraphs (e) to (j) – **this will not be the case due to a physical gap between this and the proposed single storey rear extension;**
- (k) it would consist of or include: (i) the construction or provision of a verandah, balcony or raised platform; (ii) the installation, alteration or replacement of a microwave antenna; (iii) the installation, alteration or replacement of a chimney, flue or soil and vent pipe, or; (iv) an alteration to any part of the roof of the dwellinghouse – **this will not be the case;**
- (l) the dwellinghouse is built under Part 20 of this Schedule (construction of new dwellinghouses) – **this is not the case.**

5.2 Paragraph A.2 relates to article 2(3) land only and is not relevant to this particular submission.

5.3 Under paragraph A.3, development permitted by Class A is subject to the following conditions:

- (a) the materials used in any exterior work (other than materials used in the construction of a conservatory) must be of a similar appearance to those used in the construction of the exterior of the existing dwellinghouse – **this will be the case as is confirmed in the materials schedule included on the plans. The proposed windows and door openings will be matched to the existing.**
- (b) any upper-floor window located in a wall or roof slope forming a side elevation of the dwellinghouse must be: (i) obscure-glazed; (ii) 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 – **there are no upper floor windows in the side elevations, so this is not relevant;**
- (c) where the enlarged part of the dwellinghouse has more than a single storey or forms an upper storey on an existing enlargement of the original

dwellinghouse, the roof pitch of the enlarged part must, so far as practicable, be the same as the roof pitch of the original dwellinghouse – **this condition allows for circumstances where it is not practicable to achieve a roof pitch that matches the original dwellinghouse. On this occasion, a matching pitched roof now features on the two-storey rear extension.**

6 Single storey rear extension

Development Not Permitted

- 6.1 Paragraph A.1 sets out exceptions to when this permitted development right would not apply:
- a) permission to use the dwellinghouse as a dwellinghouse has been granted only by virtue of Class G, M, MA, N, P, PA, or Q of Part 3 of this Schedule (changes of use) - **this is not the case;**
 - b) as a result of the works, the total area of ground covered by buildings within the curtilage of the dwellinghouse (other than the original dwellinghouse) would exceed 50% of the total area of the curtilage (excluding the ground area of the original dwellinghouse) - **this will not be the case even in combination with the proposed two-storey rear extension;**
 - c) the height of the part of the dwellinghouse enlarged, improved, or altered would exceed the height of the highest part of the roof of the existing dwellinghouse - **this will not be the case;**
 - d) the height of the eaves of the part of the dwellinghouse enlarged, improved, or altered would exceed the height of the eaves of the existing dwellinghouse - **this will not be the case;**
 - e) the enlarged part of the dwellinghouse would extend beyond a wall which: (i) forms the principal elevation of the original dwellinghouse, or; (ii) fronts a highway and forms a side elevation of the original dwellinghouse - **this will not be the case;**
 - f) subject to paragraph (g), the enlarged part of the dwellinghouse would have a single storey and: (i) extend beyond the rear wall of the original dwellinghouse by more than 4 metres in the case of a detached dwellinghouse, or 3 metres in the case of any other dwellinghouse, or; (ii) exceed 4 metres in height - the depth does not exceed 3 metres;
 - g) for a dwellinghouse not on article 2(3) land nor on a site of specific scientific interest, the enlarged part of the dwellinghouse would have a single storey and: (i) extend beyond the rear wall of the original dwellinghouse by more than 8 metres in the case of a detached dwellinghouse, or 6 metres in the case of any other dwellinghouse, or; (ii) exceed 4 metres in height - **the depth does not exceed 3 metres;**
 - h) the enlarged part of the dwellinghouse would have more than a single storey and: (i) extend beyond the rear wall of the original dwellinghouse by more than 3 metres, or; (ii) be within 7 metres of any boundary of the curtilage of the dwellinghouse opposite the rear wall of the dwellinghouse - **this is not relevant as the extension is single storey;**

- i) the enlarged part of the dwellinghouse would be within 2 metres of the boundary of the curtilage of the dwellinghouse, and the height of the eaves of the enlarged part would exceed 3 metres – **this will not be the case;**
 - j) the enlarged part of the dwellinghouse would extend beyond a wall forming a side elevation of the original dwellinghouse, and would: (i) exceed 4 metres in height; (ii) have more than a single storey, or; (iii) have a width greater than half the width of the original dwellinghouse – **this will not be the case;**
 - (ja) any total enlargement (being the enlarged part together with any existing enlargement of the original dwellinghouse to which it will be joined) exceeds or would exceed the limits set out in sub-paragraphs (e) to (j) – **this will not be the case due to a physical gap between this and the proposed single storey rear extension;**
 - k) it would consist of or include: (i) the construction or provision of a verandah, balcony or raised platform; (ii) the installation, alteration or replacement of a microwave antenna; (iii) the installation, alteration or replacement of a chimney, flue or soil and vent pipe, or; (iv) an alteration to any part of the roof of the dwellinghouse – **this will not be the case;**
- 6.2 the dwellinghouse is built under Part 20 of this Schedule (construction of new dwellinghouses) – **this is not the case.**
- 6.3 Paragraph A.2 relates to article 2(3) land and is not relevant to this application.
- 6.4 Under paragraph A.3, development permitted by Class A is subject to the following conditions:
- (a) the materials used in any exterior work (other than materials used in the construction of a conservatory) must be of a similar appearance to those used in the construction of the exterior of the existing dwellinghouse – **this will be the case as is confirmed in the materials schedule included on the plans. The proposed windows and door openings will be matched to the existing;**
 - (b) any upper-floor window located in a wall or roof slope forming a side elevation of the dwellinghouse must be: (i) obscure-glazed; (ii) 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 – **this is not relevant as the proposed extension is single storey;**
 - (c) where the enlarged part of the dwellinghouse has more than a single storey or forms an upper storey on an existing enlargement of the original dwellinghouse, the roof pitch of the enlarged part must, so far as practicable, be the same as the roof pitch of the original dwellinghouse – **this is not relevant as the proposed extension is single storey.**

7 Conclusions

- 7.1 For the above reasons, the Council is respectfully requested to issue a Certificate confirming that the proposed two storey rear extension and single storey rear extension can be constructed under permitted development rights.

- 7.2 The drawings have been amended to respond to the Council's reasons for refusal and is not considered to be in line with the conditions set out in General Permitted Development Order.