



Application reference: 24/0878/HOT
ST MARGARETS AND NORTH TWICKENHAM WARD

| Date application received | Date made valid | Target report date | 8 Week date |
|---------------------------|-----------------|--------------------|-------------|
| 05.04.2024 | 13.04.2024 | 08.06.2024 | 08.06.2024 |

Site:
18 Egerton Road, Twickenham, TW2 7SP,

Proposal:
GARAGE EXTENSION AND CONVERSION TO HABITABLE ROOM

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

APPLICANT NAME
Mr Valentinos ELEFThERIADES
18 Egerton Road
Twickenham
Richmond Upon Thames
TW2 7SP
United Kingdom

AGENT NAME
Mr Michael Hapeshis
39 FORESTDALE
LONDON
LONDON
N14 7DY
UK

DC Site Notice: printed on and posted on and due to expire on
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Consultations:
Internal/External:
Consultee

Expiry Date

Neighbours:

- 19 Egerton Road,Twickenham,TW2 7SL, - 15.04.2024
- 23 Egerton Road,Twickenham,TW2 7SL, - 15.04.2024
- 21 Egerton Road,Twickenham,TW2 7SL, - 15.04.2024
- 17 Egerton Road,Twickenham,TW2 7SL, - 15.04.2024
- 97 Heathfield North,Twickenham,TW2 7QN, - 15.04.2024
- 99 Heathfield North,Twickenham,TW2 7QN, - 15.04.2024
- 95 Heathfield North,Twickenham,TW2 7QN, - 15.04.2024
- 93 Heathfield North,Twickenham,TW2 7QN, - 15.04.2024
- 82 Heathfield North,Twickenham,TW2 7QW, - 15.04.2024
- 20 Egerton Road,Twickenham,TW2 7SP, - 15.04.2024

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

Development Management
Status: GTD
Date:30/01/1990

Application:90/0018/FUL
Demolition Of Existing Conservatory And Erection Of New Rear Conservatory.

Development Management
Status: GTD

Application:47/1466

| | |
|-------------------------------|---|
| Date:15/03/1950 | The erection of a garage. |
| <u>Development Management</u> | |
| Status: REF | Application:07/T0086/TPO |
| Date:09/03/2007 | T1 - Beech (Fagus spp.) - 25% Crown reduction. |
| <u>Development Management</u> | |
| Status: SPL | Application:17/T0577/TPO |
| Date:17/10/2017 | T1 - Beech - Crown lift to approx. 6m and cut back from building to give a minimum clearance of approx. 3m. |
| <u>Development Management</u> | |
| Status: REF | Application:21/T0316/TPO |
| Date:08/06/2021 | It is proposed to fell one Beech - due to direct damage being caused to two nearby brick walls and its potential to cause subsidence. To mitigate, one new standard-sized Silver Birch will be planted in the front garden. |
| <u>Development Management</u> | |
| Status: REF | Application:23/2928/HOT |
| Date:08/03/2024 | CONVERSION AND EXTENSION OF GARAGE TO HABITABLE ROOM. REMOVAL OF COPPER BEECH TREE IN FRONT GARDEN. |
| <u>Development Management</u> | |
| Status: PCO | Application:24/0878/HOT |
| Date: | GARAGE EXTENSION AND CONVERSION TO HABITABLE ROOM |
| <u>Appeal</u> | |
| Validation Date: 10.04.2022 | It is proposed to fell one Beech - due to direct damage being caused to two nearby brick walls and its potential to cause subsidence. To mitigate, one new standard-sized Silver Birch will be planted in the front garden. |
| Reference: 22/0049/AP/REF | |
| <u>Building Control</u> | |
| Deposit Date: 10.03.2015 | Install replacement windows in a dwelling |
| Reference: 15/FEN00474/FENSA | |
| <u>Building Control</u> | |
| Deposit Date: 30.08.2021 | Install replacement windows in a dwelling Install replacement door in a dwelling |
| Reference: 21/FEN01455/FENSA | |

| | |
|----------------------------------|--|
| Application Number | 24/0878/HOT |
| Address | 18 Egerton Road Twickenham TW2 7SP |
| Proposal | GARAGE EXTENSION AND CONVERSION TO HABITABLE ROOM |
| Contact Officer | Fariba Ismat |
| Target Determination Date | 08/06/2024 |
| Extension of Time | 01/10/2024 |

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 proposal property is a two storey semi-detach corner dwellinghouse as seen below located on the eastern side of Egerton Road abutting Heathfield North on the southern side.



The application site is situated within St. Margarets and North Twickenham Ward and is designated as follow:

Number of constraints: 13

| Item Found | More Information |
|--|---|
| Area Susceptible to Groundwater Flood - Environment Agency | Superficial Deposits Flooding - >= 75% - SSA Pool ID: 339 |

| | |
|--|---|
| Article 4 Direction Basements | Article 4 Direction - Basements / Ref: ART4/BASEMENTS / Effective from: 18/04/2018 |
| Community Infrastructure Levy Band | Higher |
| Critical Drainage Area - Environment Agency | Twickenham [Richmond] / Ref: Group8_001 / |
| Increased Potential Elevated Groundwater | GLA Drain London |
| Surface Water Flooding (Area Less Susceptible to) - Environment Agency | |
| Surface Water Flooding (Area Susceptible to) - Environment Agency | |
| Take Away Management Zone | Take Away Management Zone |
| TPO | |
| TPO | REF: T0682 - T1 Copper Beech - Fagus sylvatica 'Purpurea' |
| Village | Twickenham Village |
| Village Character Area | Heatham Estate (incl. Richmond upon Thames College & The Stoop) - Area 16 Twickenham Village Planning Guidance Page 48 CHARAREA13/16/01 |
| Ward | St. Margarets and North Twickenham Ward |

3. DESCRIPTION OF THE PROPOSAL AND ANY RELEVANT PLANNING HISTORY

The proposal is for garage extension and conversion to habitable room.

PLANNING HISTORY

| Reference | Description | Decision |
|--------------|---|-----------------------------|
| 24/0878/HOT | GARAGE EXTENSION AND CONVERSION TO HABITABLE ROOM | Under Consideration |
| 23/2928/HOT | CONVERSION AND EXTENSION OF GARAGE TO HABITABLE ROOM. REMOVAL OF COPPER BEECH TREE IN FRONT GARDEN. | Refused Permission |
| 21/T0316/TPO | It is proposed to fell one Beech - due to direct damage being caused to two nearby brick walls and its potential to cause subsidence. To mitigate, one new standard-sized Silver Birch will be planted in the front garden. | Refused Permission |
| 17/T0577/TPO | T1 - Beech - Crown lift to approx. 6m and cut back from building to give a minimum clearance of approx. 3m. | Decided as a Split Decision |
| 07/T0086/TPO | T1 - Beech (Fagus spp.) - 25% Crown reduction. | Refused Permission |
| 90/0018/FUL | Demolition Of Existing Conservatory and Erection of New Rear Conservatory. | Granted Permission |
| 47/1466 | The erection of a garage. | Granted Permission |

4. CONSULTATIONS CARRIED OUT

The list of neighbours notified of this application are listed above.

No letters of representation were received.

5. MAIN POLICIES RELEVANT TO THE DECISION

NPPF (2021)

The key chapters applying to the site are:

- 4. Decision-making
- 12. Achieving well-designed places

These policies can be found at:

https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/1005759/NPPF_July_2021.pdf

London Plan (2021)

The main policies applying to the site are:

- D4 Delivering good design
- D5 Inclusive Design
- D6 Housing quality and standards
- D12 Fire Safety

These policies 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 |
| Parking Standards and Servicing | LP45 | 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

Supplementary Planning Documents

- Design Quality
- House Extension and External Alterations
- Village Plan - Heatham Estate (incl. Richmond upon Thames College & The Stoop) - Area 16
- Twickenham Village Planning

These policies can be found at:

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

6. EXPLANATION OF OFFICER RECOMMENDATION

The key issues for consideration are:

- i Design and Appearance
- ii Impact on Neighbour Amenity
- iii Trees
- iv loss of Garage
- v Flood Risk Assessment
- vi Local Finances

i Design and impact on heritage assets

Policy LP1 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 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.

Assessment:

The previous application Ref. 23/2928/HOT for “Conversion and extension of garage to habitable room and removal of copper beech tree in front garden” was refused for the following reasons:

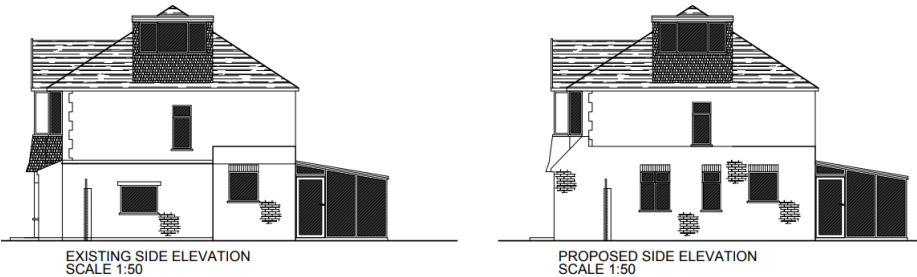
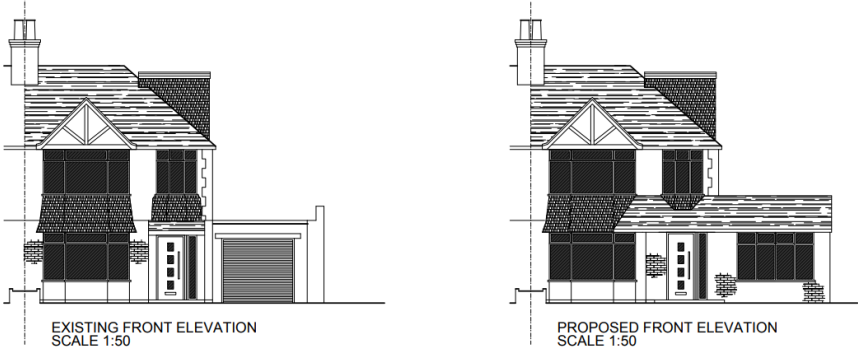
1. The proposed scheme, which would involve removing a protected tree that possesses considerable amenity value, would be to the detriment of local landscape, amenity and biodiversity value. Insufficient information has been provided to demonstrate that the tree is causing significant damage to structures that cannot be reasonably remedied through alternative procedures.
2. A Flood Risk Assessment has not been provided where the site is subject to groundwater and drainage related flood hazards, therefore it cannot be confirmed if contribution to flood sources is avoided or minimised.

Therefore, the scheme would not comply with the aims and objectives of Chapters 14 and 15 of the NPPF, policies G6, G7 and SI12 of the London Plan and policies LP15, LP16 and LP21 of the Local Plan.

The current proposal is for extension and conversion of garage to habitable room. The protected Copper Beech tree – category A - is to be retained and a flood risk assessment has been submitted too.

The garage is proposed to be extended forward of the front wall of the house to be in line with the existing front porch, on the right-hand side the garage will slightly be extended out to the rear, so the garage can become in line with the existing rear kitchen.

The roof height of the garage would be increased to the same level as the rear kitchen height and will form a flat roof whilst at the front a full width canopy roof is proposed to be built across the width of the garage and front porch.



Whilst there is no in principle objection to garage conversion to habitable room, however, side extension forward of the front wall of the dwelling is not supported by the House Extensions and External Alteration SPD. In this case it is noted that the applicant has tried to replicate what has been built at neighbouring no. 20 as seen in the photo below.



In this instance, it is considered that by allowing the same proposal to host dwelling a symmetry of design will be achieved between the two neighbouring properties with more positive impact on the street scene. Hence, in the context of above argument, the proposed extension of garage forward of the front wall of the original house is considered allowable. The proposed extension to the side is minimal and along with increase in roof height to match the height of the rear extension is considered to achieve a more streamlined extension with positive impact on Heathfield North.

The proposed changes are considered to have minimal impact on the design and appearance

of the host dwelling, the changes are considered to be compatible with the design and character of the host house and therefore acceptable and compliant with aims and objectives Of policies LP1 of the Local Plan and therefore is supported.

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 SPD on House Extensions and External Alterations notes that generally an extension of 3m in depth for a terrace property will be acceptable. Where the proposed extension seeks a larger depth, the eaves should be reduced to 2.2m at the shared boundary to mitigate detrimental impact on neighbours such as sense of enclosure or overbearing. However, the final test of acceptability is dependent on the specific circumstances of the site which may justify greater rear projection.

The garage is located on the right-hand side of the site that abuts Heathfield North, the extension to the garage and increase in height is minimal and is not considered to impact neighbouring or the surrounding sites in a negative way, due to its location will not impact neighbouring no. 20 and therefore is not objected to.

The proposal therefore is considered to be compliant with aims and objectives of policy LP8 of the Local Plan and is supported.

iii Trees

Policy LP16 on Trees states that the “The Council will require the protection of existing trees and the provision of new trees, shrubs and other vegetation of landscape significance that complement existing, or create new, high quality green areas, which deliver amenity and biodiversity benefits.

The preserved Copper Beech Tree Ref. TPO T0682 – category A - is proposed to be retained and an Arboricultural Impact Assessment Method Statement and Tree Protection Plan dated 17/06/24 Ref: TH 4702 which contains details of 1 Category A Copper Beech, has been submitted.

Trees were consulted and they agreed to the 4m crown lift for the northern side of the tree over the extension to reduce the risk of damage subject to a maximum cut size being agreed with the LPA. Screw piles are to be used to reduce any damage to roots- this appears acceptable subject to condition.

They further commented that the AMS does not specify locations for the mixing and storage of materials- this could be achieved through condition.

The protection measures specified are wooden boarding for the stem of the tree- this is insufficient for this tree and cannot be achieved through condition. Harris fencing to prevent vehicles and materials storage too close to the tree would be acceptable.

Despite above outstanding issues, Trees were minded to recommend approval on ground of the following information being provided.

- 1) The crown lift needs a maximum cut diameter specified to ensure that the tree does not have excessive pruning wounds
- 2) The tree protection measures for the tree are insufficient- I would like to see an area fenced off with Harris fencing to ensure that the tree is sufficiently protected from all site works and to prevent the mixing and storage of materials next to the base.

The Arboricultural Impact Assessment, Method Statement & Tree Protection Plan was updated and following the consultation of the latest revision dated 11th July 2024, the Trees agreed that the above matters have been met and the tree protection method were considered satisfactory, hence, no objections were raised.

The proposed AIA and MS therefore are considered to be compliant with condition LP16 of the local plan and therefore are supported.

iv Impact on onsite Parking

Policy LP45 of the Local Plan states that the Council will require new development to make provision for the accommodation of vehicles in order to provide for the needs of the development while minimising the impact of car-based travel including on the operation of the road network and local environment and ensuring making the best use of land.

The application site after losing the garage to habitable room will maintain two onsite parking spaces. This is in compliance with policy LP45, and policy T6 of London plan that requires maximum of 1-2 parking spaces for a 4-bedroom house.

The proposal therefore is considered to be in keeping with policies LP45 of Local Plan and T6 of London Plan and is supported.

v. Fire Safety Strategy

London Plan policy D12 requires the submission of a Fire Safety Statement on all planning Applications to comply with the following points.

A fire statement prepared by Home Office Architect date November 2023 has been submitted and the following strategy is proposed.

Structural Fire Safety

A 30 mins fire protected route (walls, doors, ceilings) is already provided in a lobby encompassing the main staircase travelling to 1st Floor and 2nd Floor. Fire resisting FD30 doors are already in place for all habitable rooms and the new habitable room resulting from the conversion will also have a 30-minute fire resisting FD30 door.

Walls and ceilings are 60 mins fire resistance which is the Building Regulation standard for the existing house.

Fire doors are all self-closing and fitted with intumescent strips and smoke seals, with escape type locks.

Electric meters within the staircase will be enclosed in a fire resisting cupboard/housing. The staircase which is the protected route to be kept free from combustible materials and obstructions.

Interlinked smoke alarms will be provided in all rooms of each flat except bathrooms and need to be kept and maintained in order at all times.

Emergency Lighting

Emergency lighting is not required.

Fire extinguishing equipment:

There is a fire extinguisher already in the kitchen.

Maintenance and Testing

Each smoke detector head should be replaced every 10 years (guaranteed life of the standby battery). If the house is ever unoccupied or the mains power has been disconnected, the system should be thoroughly tested to ensure the operation of the power supply and standby supply.

Fire Strategy Plans

Due to the small nature of this development, no fire plans are required.

The proposed fire safety measures are considered to be appropriate for the size and nature of extension and therefore is considered compliant with policy D12 of London Plan, hence, no objection is raised.

vi. Flood Risk Assessment

The property is in a medium risk of surface water flooding and flooding from reservoirs and very low risk of flooding from rivers and the sea. The main risk is caused by either:

- a. The overflow of the river Thames which, following the construction of the Thames Barrier, can be considered low.
- b. Backflow through overloaded sewers.

The water may enter the property in the following way:

- i. Ingress around closed doorways.
- ii. Ingress through air-bricks and up through the ground floor.
- iii. Ingress through overloaded sewers discharging inside the property.
- iv. Seepage through external walls.
- v. Seepage through the ground and up through the ground floor.
- vi. Ingress around cable services through external walls.

PROPOSED FLOOD MITIGATION MEASURES

The following flood mitigation measures are proposed to be adopted by passive and other means to combat the possibility of flooding:

1. All new proposed floor levels are set to a level equal to the existing floor levels or higher.
2. Flood proofing measures include:
 - a. The installation of movable flood barriers around doorways.
 - b. The installation of flood covers to air bricks and other wall vents.
 - c. The installation of non return valves to ground floor drainpipes.
 - d. The application of waterproof render to a height of 300mm above ground to all external walls.
 - e. The floor of the new extension to be constructed from concrete slab on DPM so that water cannot penetrate inside.
 - f. Apply a mastic like silicone to all cable services holes on external walls.

The above measures when adopted will protect the property from flooding in accordance with

current guidance and advise.

The measures introduced are considered appropriate and compliant with policy LP21 of Local Plan and therefore is considered acceptable.

vii. 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.

7. RECOMMENDATION

This recommendation is made following careful consideration of all the issues raised through the application process.

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.

Grant planning permission with conditions

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): ...FI.....

Dated: ...01/10/2024.....

I agree the recommendation: CTA

Team Leader/Head of Development Management/Principal Planner

Dated:01/10/2024.....

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
