

Application reference: 24/2034/HOT WEST TWICKENHAM WARD

Date application received	Date made valid	Target report date	8 Week date
09.08.2024	13.08.2024	08.10.2024	08.10.2024

Site:

219 Staines Road, Twickenham, TW2 5AY,

Proposal:

Demolition of existing conservatory and WC lean-to rear of property and replacement with a single storey rear extension. New door and removal of small window to side elevation. Demolition of existing garage.

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

APPLICANT NAME

Mr and Mrs Ben and Phoebe
Fleetham
219 Staines Road
Twickenham
Richmond Upon Thames
TW2 5AY

AGENT NAME

Mr Simon Merrony
34 Thames Street
Sunbury on Thames
TW16 6AF
United Kingdom

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

Consultations:

Internal/External:

Consultee

Expiry Date

Neighbours:

2 Mill Road, Twickenham, TW2 5HA, - 14.08.2024
224 Staines Road, Twickenham, TW2 5AP, - 14.08.2024
222 Staines Road, Twickenham, TW2 5AP, - 14.08.2024
228 Staines Road, Twickenham, TW2 5AP, - 14.08.2024
85 Fifth Cross Road, Twickenham, TW2 5LJ, - 14.08.2024
217 Staines Road, Twickenham, TW2 5AY, - 14.08.2024
221 Staines Road, Twickenham, TW2 5AY, - 14.08.2024

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

Development Management

Status: PDE

Date:

Application: 24/2034/HOT

Demolition of existing conservatory and WC lean-to rear of property and replacement with a single storey rear extension. New door and removal of small window to side elevation. Demolition of existing garage.

Building Control

Deposit Date: 13.11.2015

Install a gas-fired boiler

Reference: 15/FEN03320/GASAFE

Building Control

Deposit Date: 21.09.2023

Install a gas-fired boiler

Reference: 23/FEN03004/GASAFE

Application Number	24/2034/HOT
Address	219 Staines Road, Twickenham TW2 5AY
Proposal	Demolition of existing conservatory and WC lean-to rear of property and replacement with a single storey rear extension. New door and removal of small window to side elevation. Demolition of existing garage.
Contact Officer	Phil Shipton
Target Determination Date	08/10/2024

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 subject site consists of a two-storey semi-detached dwellinghouse, located on the south-eastern side of Staines Road. The existing dwellinghouse consists of a rear conservatory and out-toilet, that projects approximately 2.5m from the dwellinghouse proper and has a max. height of 3.47m.

Staines Road, south-west of Fifth Cross Road, is characterised by two-storey duplex (semi-detached) dwellinghouses, with narrow shared driveways which provide access to old, conjoined garages to the rear. Some garages have been brought forward to the site frontage; however, these are not common. Many of the dwellinghouses consists of rear conservatories or other extensions of moderate depth, and commonly with a pitched, lean-to roof.

The application site is situated within Twickenham Village and is designated as:

- Area Proposed For Tree Planting
- Area Susceptible To Groundwater Flood - Environment Agency
- Article 4 Direction Basements
- Community Infrastructure Levy Band - Low
- Critical Drainage Area - Environment Agency
- Risk of Flooding from Surface Water 1 in 1000 chance - Environment Agency
- Surface Water Flooding (Area Less Susceptible to) - Environment Agency
- Take Away Management Zone
- Throughflow Catchment Area (Throughflow and Groundwater Policy Zone)
- Village Character Area - Fulwell Park - Area 3 Twickenham Village Planning Guidance

3. DESCRIPTION OF THE PROPOSAL AND ANY RELEVANT PLANNING HISTORY

The proposed development comprises a single storey rear extension, with a depth of 4.0m, width of 6.36m, and height of 4.3m. The extension will align with the existing partition between brick facade and white-coloured facade along the side elevation.

The proposal will include a glass door and windows across the majority of the rear facade, and a roof lantern located in the centre of the extension. One first floor non-habitable room side window is proposed to be removed. The side walls will be rendered to match the existing side wall finish.

A patio area is proposed from the rear extension to a depth of 2.94m. The patio area will sit 0.5m above existing ground level, with two steps down to the rear yard.

The existing garage is to be demolished as part of the proposal.

There is no relevant planning history associated with the site.

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 (2023)

The key chapters applying to the site are:

- 4. Decision-making
- 12. Achieving well-designed places
- 14. Meeting the challenge of climate change, flooding and coastal change

These policies can be found at:

<https://www.gov.uk/guidance/national-planning-policy-framework>

London Plan (2021)

The main policies applying to the site are:

- D4 Delivering good design
- D11 Safety, security and resilience to emergency
- 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
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

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-

These policies can be found at

https://www.richmond.gov.uk/media/16749/hpn_plan_2018_to_2033_january_2019.pdf

Supplementary Planning Documents

House Extension and External Alterations
Village Plan – Twickenham; Area 3 Fulwell Park

These policies can be found at:

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

Other Local Strategies or Publications

Other strategies or publications material to the proposal are:
Strategic Flood Risk Assessment 2021

6. EXPLANATION OF OFFICER RECOMMENDATION

The key issues for consideration are:

- i Design and impact on local character
- ii Impact on neighbour amenity
- iii Flood Risk
- iv Fire Safety
- v Biodiversity

i Design and impact on local character

Policy Context

Chapter 12 of the NPPF advises that *poorly designed developments should be refused, especially where designs do not reflect local design policies, guidance and supplementary planning documents. It also says that significant weight should be given to designs which reflect local character, or to ones which are innovative designs in achieving high levels of sustainability, or which help improve the general standard of design in an area and fit in with the 'overall form and layout of their surroundings.*

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 (the 'SPD') 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.*

Analysis

The proposal includes a ground floor rear extension to a depth of 1.5m beyond the existing conservatory, and 4.0m when measured from the existing building proper. The extension is proposed for the full width of the dwellinghouse.

The SPD specifies that 3.5m is generally a maximum depth anticipated for a semi-detached dwellinghouse, and that in such instances where the depth exceeds that outlined above, the eaves height should be limited to 2.2m to mitigate the sense of enclosure. However, the SPD notes that acceptability will depend on the particular circumstances on the site, which may justify greater rear projection. For example, distances from the boundary and neighbouring properties; height adjacent to the boundary; use of materials and layout of

neighbouring sites.

The proposed extension will appear as a significant addition to the rear of the dwellinghouse, largely owing to the increased height of the extension being a maximum height of 4.3m and approximately 0.83m above the highest point of the existing conservatory, despite only extending 1.5m beyond the conservatory to the rear.

In the context of the neighbouring properties, the proposed extension will roughly align with the existing rear extension at the neighbouring No.221, and slightly protrude from the existing extension at neighbouring No.217 by a walls thickness. Similarly, the proposed height of the rear extension will also align with the height of the respective neighbouring extensions, albeit the flat roof proposed will contrast that of the pitched roofs of the neighbouring extensions. While the proposed flat roof design results in an imperfect relationship with the neighbouring extensions, this is not to the extent of which would disrupt the harmony of the wider streetscape and as such would not have a notable impact on the character of the area.

The proposed roof lantern is considered to complement the style of fenestration proposed for the rear extension, together forming an orangery style extension. While the roof lantern is of notable size, it is partially concealed due to the height of the extension when viewed from ground level.

The extension aligns with the existing partition between brick facade and white-coloured facade along the side elevation, which goes some way to appearing as a natural extension and integrates well with the original dwellinghouse.

The subject site will retain a significant back yard area, and benefits from additional separation from the property at No. 221 owing to the shared driveway area, separating the buildings by approximately 2.5m. The removal of the garage will also open the rear garden and act to re-balance the built-open space relationship on site.

In light of the above, the proposed extension is considered to harmonise with the existing dwellinghouse, and with the scale and bulk of rear extensions found within Staines Road. The extension is well integrated and appears as a natural addition to the original dwellinghouse. As such, the proposal is considered consistent with Policy LP1 of the Local Plan, as well as the SPD on House Extensions and External Alterations.

ii Impact on neighbour amenity

Policy LP8 requires *all development to protect the amenity and living conditions for occupants of new, existing, adjoining and neighbouring properties. This includes ensuring adequate light is achieved, preserving privacy and ensuring proposals are not visually intrusive.*

It is stated in the SPD that *extensions that create an unacceptable sense of enclosure or appear overbearing when seen from neighbouring gardens or rooms will not be permitted. This could be due to the height, footprint or proximity of the proposals to the surrounding area.*

The SPD notes that generally an extension of 3.5m in depth for a semi-detached dwellinghouse 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 impact on neighbours such as sense of enclosure or overbearing.

The subject site has one directly adjoining property, No.217 to the north-east, and a neighbouring property No.221 to the south-west separated by a shared access.

No.217

The proposed extension will protrude 0.46m beyond the rear of the property at No.217, at a height of 4.3m. While not ideal for the residents of No.217, the marginal projection is considered to have a negligible impact on the amenity of No.217, with regard to overbearing and daylight/sunlight effects. The proposed height of the extension aligns with the centre point of the angled roof of the extension at No.217 and therefore largely matches the form of this extension.

A proposed patio at 0.5m above ground level is accompanied by a raised fence height where adjacent to the patio, ensuring a consistent fence height of 1.8m above proposed ground level, to the neighbouring property at No.217. This is considered sufficient to maintain an appropriate level of privacy between neighbouring properties and as such no overlooking related effects are considered resultant from the proposed patio.

No. 221

The proposed extension will protrude 4.0m beyond the rear of the property at No.219, at a height of approximately 4.3m. The proposed extension aligns with that of an existing extension at No.221, both in length and height. The proposal includes the removal of an existing side elevation window. As such, the

proposal is considered to maintain adequate amenity and living conditions for the residents of No.221.

Summary

The proposed rear extension exceeds the 3.5m guideline set out in the SPD, when taken from the dwellinghouse proper, however protrudes 1.5m from the existing conservatory and generally aligns with existing rear extensions of the neighbouring properties. Similarly, the height of the proposed rear extension will align with those rear extensions of neighbouring properties, and therefore when combined with the length, provides an extension consistent with that of the immediate neighbouring properties and streetscape in general.

As such, the proposed extension would not create any sense of enclosure, overbearing, privacy or shading effect on the adjacent properties, meeting Policy LP8 of the Local Plan and Policy 46 of the Publication local Plan.

iii Flood Risk

Local Plan Policy LP21 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. Unacceptable developments and land uses will be refused in line with national policy and guidance.*

The site is designated by the Environment Agency as a site subject to groundwater flooding and surface water flooding; a critical drainage area, and within a throughflow catchment area.

An Environmental Agency Flood Risk Questionnaire has been submitted. No change of use is proposed by the application and the internal floor level will be the same as existing. The scheme is considered consistent with Policy LP21 of the Local Plan.

iv Fire Safety

London Plan policy D12 requires the submission of a Fire Safety Statement on all planning applications. A Reasonable Exception Statement was received by the Council 14th August 2024. A condition will be included to ensure this is adhered to on an ongoing basis.

The materials proposed are to match existing and will need to be Building Regulations compliant. 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.

Overall, the scheme can therefore be considered consistent with this Policy D12 of the London Plan.

v Biodiversity

Biodiversity net gain became mandatory for minor developments on applications made from 2nd April 2024. This application is exempt from mandatory biodiversity net gain on the grounds that is a householder application.

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.

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 / NO

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): PS

Dated: 25/09/2024

I agree the recommendation:

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

Dated: 07/10/2024.....

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

U0094563

Composite Informative
