

Application reference: 24/1715/HOT HEATHFIELD WARD

Date application received	Date made valid	Target report date	8 Week date
05.07.2024	24.07.2024	18.09.2024	18.09.2024

Site:

46 Woodlawn Crescent, Twickenham, TW2 6BD,

Proposal:

Demolition of existing sun room and utility room and raised patio areas/ steps to the rear ground floor of the property to be replaced with new single storey, ground floor, kitchen/ dining extension and small new decking area with new steps down to garden.

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

APPLICANT NAME

Mr Piotr Krawiecki
3 Pevensey Close
Isleworth
TW74QS
United Kingdom

AGENT NAME

Miss Lara Gosling
10 Garsington Mews
London
SE4 1LL

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

Consultations:

Internal/External:

Consultee

Expiry Date

Neighbours:

27 Woodlawn Crescent, Twickenham, TW2 6BB, - 25.07.2024

48 Woodlawn Crescent, Twickenham, TW2 6BD, - 25.07.2024

44 Woodlawn Crescent, Twickenham, TW2 6BD, - 25.07.2024

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

Development Management

Status: GTD

Date: 23/03/2018

Application: 18/0343/HOT

Demolition of existing side store and erection of single storey, ground floor, side and part rear extension, associated alterations to the existing side terrace area

Development Management

Status: PDE

Date:

Application: 24/1682/PS192

Loft conversion involving hip to gable roof extension, dormer to rear roof slope and installation of rooflights to front roof slope.

Development Management

Status: PDE

Date:

Application: 24/1715/HOT

Demolition of existing sun room and utility room and raised patio areas/ steps to the rear ground floor of the property to be replaced with new single storey, ground floor, kitchen/ dining extension and small new decking area with new steps down to garden.

Building Control

Deposit Date: 16.05.2008

Installed a Gas Boiler

Reference: 08/COR01334/CORGI

Building Control

Deposit Date: 11.01.2018 Install replacement windows in a dwelling

Reference: 18/FEN00251/FENSA

Building Control

Deposit Date: 23.07.2018 Single storey side and rear extension. Internal structural alteration.

Reference: 18/1314/FP

Application Number	24/1715/HOT
Address	46 Woodlawn Crescent, Twickenham
Proposal	Demolition of existing sunroom and utility room and raised patio areas/ steps to the rear ground floor of the property to be replaced with new single storey, ground floor, kitchen/ dining extension and small new decking area with new steps down to garden.
Contact Officer	Phil Shipton
Target Determination Date	18/09/2024
Revised 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 southern side of Woodlawn Crescent, backing onto the River Crane reserve area. The subject dwellinghouse has a double hipped roof form, as is characteristic of dwellings on Woodlawn Crescent. The neighbouring dwellinghouse that forms a duplex with the subject dwelling, No.44, consists of a gable roof with Dutch hip and front roof elevation rooflights, as is an emerging roof form extension within Woodlawn Crescent. The rear of the property drops away toward the River Crane.

The application site is situated within Whitton and Heathfield Village and is designated as:

- Archaeological Priority - Site: Richmond APA 2.15: River Crane - Archaeological Priority Area - Tier II
- Area Proposed For Tree Planting - Site: 16/1/97
- Area Susceptible To Groundwater Flood - Environment Agency
- Article 4 Direction Basements
- Community Infrastructure Levy Band - Low
- Increased Potential Elevated Groundwater
- Land Use Past Industrial
- Risk of Flooding from Surface Water 1 in 100 chance - Environment Agency
- Risk of Flooding from Surface Water 1 in 30 chance - Environment Agency
- Take Away Management Zone
- Village Character Area - Waverly Avenue/Lyndhurst Avenue and surrounds - Area 13 Whitton & Heathfield Village Planning Guidance

3. DESCRIPTION OF THE PROPOSAL AND ANY RELEVANT PLANNING HISTORY

The proposed development comprises the removal of the existing sunroom and utility room at the rear of the dwellinghouse, and construction of rear and side extension in order to accommodate an open plan kitchen and dining area. The side extension is proposed to project to the eastern boundary, behind the existing garage. The rear extension is proposed to project a maximum of 4.06m from the rear of the original dwellinghouse, and approximately 1.3m from the rear of the existing sunroom.

A new deck is proposed from the dining area, extending 1.7m to align with the neighbour's rear deck. New stairs are proposed to access the rear yard from the proposed deck.

Two large glass double doors are proposed at the rear elevation from the dining area, with two smaller side facing windows at the reading nooks, and one new rear facing window at the kitchen. It is noted that a new east facing window is proposed for the bathroom, however that this appears to open into the garage space.

The proposed extension integrates with the existing garage, of which is proposed to have a new flat roof and new garage door.

Two electric opening flat roof velux windows (rooflights) are proposed for the kitchen and one fixed glass rooflight is proposed in the dining area.

The comprehensive list of planning history can be found above however the most relevant planning history is the concurrent application for a hip to gable roof extension, rear dormer, side window and six (6) rooflights, two on the rear roof slope and four on the front roof slope (Ref. 24/1682/PS192).

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
- D6 Housing quality and standards
- 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

Supplementary Planning Documents

Design Quality
House Extension and External Alterations
Residential Development Standards
Village Plan - Whitton & Heathfield

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

Community Infrastructure Levy
Strategic Flood Risk Assessment 2021

6. EXPLANATION OF OFFICER RECOMMENDATION

The key issues for consideration are:

- i Design and impact on heritage assets
- ii Impact on neighbour amenity
- iii Fire Safety
- iv Flood Risk

i Design and impact on local character

Policy Context

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.

The SPD states that the effect of a single storey extension is usually acceptable if the projection is no further than 3.5m for a semi-detached house. However, the final test of 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.

Analysis

The proposed ground floor rear and side extension seeks to replace the existing sunroom and utility room with an open plan kitchen and dining area (and other internal renovations), that projects approximately 1.3m rear of the existing sunroom for a section of 4.96m, and otherwise remains largely in line with that of the existing sunroom. The side extensions project to both respective boundaries, and in effect, fill in the existing gaps either side of the sunroom.

The rear extension is considered relatively minor, and its projection depth complies with the SPD.

The western side projection, to the boundary with No.44, complies with the SPD. The proposed extension aligns with the existing rear extension at No.44 and therefore creates a symmetry regarding the rear elevation between the properties along this boundary.

The eastern side projection of 5.92m to the boundary of No.48 exceeds the SPD requirements. However, again the extension aligns with the existing neighbouring rear extension at No.48, both in depth and height. The proposed eastern side extension joins the existing garage to rear of the dwellinghouse resulting in a 'wrap around' form of extension when combined. This form of extension is typically not supported, as the width is greater than half the width of the original dwellinghouse and can create an addition that is out of scale with the original dwellinghouse. However, in this case, the original dwellinghouse, including garage, already occupies the full width of the property, and the proposal seeks to fill spaces in between. The proposed extensions are also not visible from the street front and as such have a limited impact on the built form character of the area.

The garage is proposed with a new flat roof which is to match that of the adjoining garage height at No.48. This will be the only change visible from the street front.

As such, the proposed ground floor extensions align with the precedence set by the neighbouring properties with regard to the depth, width and height of rear extensions. The bulk and scale of the proposed extensions is therefore not out of character for the streetscape and area.

In view of the above, the proposal complies with the aims and objectives of policy LP1 of the Local Plan and policy 28 of the Publication Local Plan.

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 states that a new extension should create good living conditions and should not cause any significant loss of daylight or sunlight to habitable rooms or gardens in neighbouring properties, and should not result in any substantial loss of privacy to adjoining dwellings and gardens to prevent overlooking.

As detailed above, the proposed extensions largely align with existing rear extension of the neighbouring properties at No.148 and No.144. As such, there is considered to be no overbearing or shading impacts resultant from the proposed extension on either property.

Similarly, the proposed deck is at a height equal to that of the neighbouring decks and are appropriately screened by existing fencing of a sufficient height. As such, no overlooking effects from the deck area is anticipated.

The two side facing windows proposed at the reading nook of the rear extension are located 4.25m and 3.36m from neighbouring No.148 and No.144 respectively. The windows are positioned such that they permit a variation of daylight/sunlight and create perceived spaciousness, rather than for outlook purposes. The neighbouring dwellinghouse at No.48 is orientated with a slight angle away from the subject property, and as such reduces the likelihood of overlooking or other privacy concerns.

In view of the above, the proposal complies with the aims and objectives of 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; potential elevated ground water; and surface water flooding.

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 able to be 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 Fire Safety Statement was received by the Council 25th July 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.

iv 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: 02/10/2024

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

U0094751	Composite Informative
U0094752	NPPF Approval - Para. 38-42
BNG02	Biodiversity Gain Plan No Pre-Approval