

Application reference: 24/2118/HOT
SOUTH TWICKENHAM WARD

Date application received	Date made valid	Target report date	8 Week date
21.08.2024	21.08.2024	16.10.2024	16.10.2024

Site:

58 Radnor Road, Twickenham, TW1 4ND,

Proposal:

Ground floor rear extension

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

APPLICANT NAME

Ms K Roberts
58 Radnor Road
Twickenham
Richmond Upon Thames
TW1 4ND

AGENT NAME

Mr Iacopo Sassi
9 Milton Road
Hampton
TW12 2LL

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

Consultations:

Internal/External:
Consultee

Expiry Date

Neighbours:

25 Radnor Gardens, Twickenham, TW1 4NA, - 23.08.2024
24 Radnor Gardens, Twickenham, TW1 4NA, - 23.08.2024
24A Radnor Gardens, Twickenham, TW1 4NA, - 23.08.2024
54 Cross Deep Gardens, Twickenham, TW1 4QU, - 23.08.2024
60 Radnor Road, Twickenham, TW1 4ND, - 23.08.2024
56 Radnor Road, Twickenham, TW1 4ND, - 23.08.2024

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

Development Management

Status: PCO Application: 24/2118/HOT
Date: Ground floor rear extension

Building Control

Deposit Date: 27.11.2008 3 Windows 1 Door
Reference: 08/FEN02341/FENSA

Building Control

Deposit Date: 17.08.2011 Installed a Gas Boiler
Reference: 11/FEN02852/GASAFE

Building Control

Deposit Date: 10.05.2016 Install a gas-fired boiler

Reference: 16/FEN01526/GASAFE

Application Number	24/2118/HOT
Address	58 Radnor Road Twickenham TW1 4ND
Proposal	Ground floor rear extension
Contact Officer	Fariba Ismat
Target Determination Date	16/10/2024

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 application site is occupied by a mid-terraced house located on the eastern side of Radnor Road. The application site is situated within South Twickenham Ward and is designated as follow:

Number of constraints: 10

Item Found	More Information
Area Susceptible to Groundwater Flood - Environment Agency	Superficial Deposits Flooding - >= 50% <75% - SSA Pool ID: 338
Article 4 Direction Basements	Article 4 Direction - Basements / Ref: ART4/BASEMENTS / Effective from: 18/04/2018
Community Infrastructure Levy Band	Low
Critical Drainage Area - Environment Agency	Strawberry Hill [Richmond] / Ref: Group8_003 /
Main Centre Buffer Zone	Twickenham Town Centre Boundary Buffer Zone - A residential development or a mixed-use scheme within this 400 metre buffer area identified within the Plan does not have to apply the Sequential Test (for Flood Risk) as set out in Local Plan policy LP21.
Take Away Management Zone	Take Away Management Zone
Throughflow Catchment Area (Throughflow and Groundwater Policy Zone)	Adopted: October 2020, Contact: Local Plan Team
Village	Strawberry Hill Village

Village Character Area	Heath Road South - Area 7 Strawberry Hill Village Planning Guidance Page 30 CHARAREA12/07/01
Ward	South Twickenham Ward

3. DESCRIPTION OF THE PROPOSAL AND ANY RELEVANT PLANNING HISTORY

The proposal is for ground floor rear extension with flat roof to the depth of 1.5m.

RECENT PLANNING HISTORY

Reference	Description	Decision
24/2118/HOT	Ground floor rear extension	Under Consideration

4. CONSULTATIONS CARRIED OUT

The list of neighbours notified of this application are listed above.
No letter of representation has been 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:

Local Character and Design Quality	LP1	Yes	No
Impact on Amenity and Living Conditions	LP8	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
- St Margarets Village Plan

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 Fire Safety Strategy
- iv 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 Council's 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 proposal is for a single storey rear extension with flat roof incorporating 2 x sky lights and would be built to a height of approximately 3.4m. While the height is relatively high, the proposed extension would be built across the width of the site to a depth of 1.5m, hence, relatively small extension. It would be located between the rear extensions of the neighbouring properties and rear elevation would consist of a sliding door and casement window. Its design and appearance are considered in keeping with the appearance of the host building and is considered acceptable.



The proposal therefore is considered to be compliant with policy LP1 of Local Plan and design SPD and 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.

Both neighbouring properties are extended at the rear and the proposal with its modest height and depth will not project beyond their rear extension and therefore is not considered to create harmful impact.

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

iii Fire Safety Strategy

London Plan policy D12 requires the submission of a Fire Safety Statement on all planning Applications. A fire safety strategy has been submitted with following measures.

- Information on space provisions for fire appliances and assembly points (criteria 1).
The property accommodates only one family. It is not proposed to introduce any new fire appliances or any alterations that would affect assembly points.
- Information on passive and active safety measures (criteria 2).
It is proposed to introduce smoke detectors on each floor landing wherever there are not any. It is also proposed to install a heat detector in the kitchen area.
- Information and data on construction products and materials (criteria 3).
The proposed materials are bricks and blockwork for the external walls of the new rear extension. It is not proposed to introduce any new materials that would affect the main escape route.
- Information on means of escape and evacuation strategy (criteria 4).
The evacuation strategy will remain as existing.
- Information on access and equipment for firefighting (criteria 6).
It is not proposed to alter the front of the building facing Radnor Road, access for firefighting will therefore remain as existing.

The proposed fire safety measure is considered to be compliant with policy D12 of London Plan and supported.

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.

Grant planning permission with conditions

Submitted Drawings:

EX (01) 00, EX (01) 01, EX (03) 01, PL (01) 01, PL (03) 01 – Recd. 21/08/24

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): ...FI.....

Dated: ...19/10/2024.....

**I agree the recommendation: EL - Principal Planner
14/10/2024**

Senior Planner

Dated:

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
