

Application reference: 24/2356/PDE WHITTON WARD

Date application received	Date made valid	Target report date	8 Week date
18.09.2024	18.09.2024	30.10.2024	30.10.2024

Site:

30 Chase Gardens, Twickenham, TW2 7PB,

Proposal:

Proposed single storey rear extension (6.00m depth, 3.00m eaves height, 4.00m overall height).

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

APPLICANT NAME

Andrea Miles
30 Chase Gardens
Twickenham
Richmond Upon Thames
TW2 7PB

AGENT NAME

Robin Arthur
84 Manor Grove
Richmond
TW9 4QF
United Kingdom

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

Consultations:

Internal/External:

Consultee

Expiry Date

Neighbours:

33 Alton Gardens, Twickenham, TW2 7PD, - 20.09.2024
27 Alton Gardens, Twickenham, TW2 7PD, - 20.09.2024
29 Alton Gardens, Twickenham, TW2 7PD, - 20.09.2024
28 Chase Gardens, Twickenham, TW2 7PB, - 20.09.2024
32 Chase Gardens, Twickenham, TW2 7PB, - 20.09.2024

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

Development Management

Status: PCO Application: 24/2348/HOT
Date: Garage/Gym Relocation to Rear Garden

Development Management

Status: PDE Application: 24/2356/PDE
Date: Proposed single storey rear extension (6.00m depth, 3.00m eaves height, 4.00m overall height).

Building Control

Deposit Date: 14.01.2019 Removal of load bearing wall and installation of RSJ
Reference: 19/0064/IN

Building Control

Deposit Date: 28.04.2019 Rewire of all circuits
Reference: 19/NAP00141/NAPIT

Building Control

Deposit Date: 10.01.2019 Install a gas-fired boiler
Reference: 24/FEN00802/GASAFE

Application Number	24/2356/PDE
Address	30 Chase Gardens, Twickenham TW2 7PB
Proposal	Proposed single storey rear extension (6.00m depth, 3.00m eaves height, 4.00m overall height)
Contact Officer	Phil Shipton

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.

By indicating that the development proposal complies with the relevant provisions of the Town and Country Planning (General Permitted Development) Order 2015 (as amended) the planning officer is taking into account the information submitted with the application and any previous relevant applications.

No information has been discovered revealing removal of permitted development rights, it is therefore understood that the property's permitted development rights are intact and there are no restrictive conditions or outstanding Enforcement notices covering the property.

2. DESCRIPTION OF THE SITE AND ITS SURROUNDINGS

The subject site consists of a two-storey semi-detached dwellinghouse, located on the western side of Chase Gardens.

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

- Area Susceptible To Groundwater Flood - Environment Agency
- Article 4 Direction Basements
- Community Infrastructure Levy Band - Low
- Critical Drainage Area - Environment Agency
- Floodzone 2
- Increased Potential Elevated Groundwater
- Risk of Flooding from Surface Water 1 in 100 chance - Environment Agency
- Risk of Flooding from Surface Water 1 in 1000 chance - Environment Agency
- Risk of Flooding from Surface Water 1 in 30 chance - Environment Agency
- Surface Water Flooding (Area Less Susceptible to) - Environment Agency
- Surface Water Flooding (Area Susceptible to) - Environment Agency
- Take Away Management Zone
- Village Character Area - East of Hall Farm Drive - Area 3 Whitton & Heathfield Village Planning Guidance Page 23 CHARAREA01/03/01

3. DESCRIPTION OF THE PROPOSAL AND ANY RELEVANT PLANNING HISTORY

Householders are able to build larger single-storey rear extensions under permitted development, subject to limitations, condition and land designations through a prior notification process.

The applicant seeks prior approval for a proposed larger home extension. Specifically, a single-storey rear extension projecting 6.0m beyond the rear wall for the full width of the original dwellinghouse (6.25m). The maximum eave height is 3.0m from natural ground level, and an overall maximum height of 4.0m is proposed. The proposed extensions will total 37.5m² of additional building area on the subject site.

The proposal will involve the removal of an existing garage and patio area.

An application for the existing garage/gym to be relocated to the rear of the garden is being sought concurrently with this subject prior approval, Ref 24/2348/HOT. The garage/gym has a building footprint of 14.2m².

There is no other relevant planning history associated with the site.

4. ASSESSMENT AGAINST THE GPDO CRITERIA

This application is for determination as to whether prior approval of a larger home extension is required. The

determination is made in relation to the provisions of Class A of the Town and Country Planning (General Permitted Development) Order.

A.1 Development is not permitted by Class A if:

		Complies	
A	Permission to use the dwellinghouse as a dwellinghouse has been granted only by virtue of Class M, N, P, PA or Q of Part 3 of this Schedule (changes of use);	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
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);	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
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	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
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	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
E	The enlarged part of the dwellinghouse would extend beyond a wall which Forms the principal elevation of the original dwellinghouse; or Fronts a highway and forms a side elevation of the original dwellinghouse;	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
F	Subject to paragraph (g), The enlarged part of the dwellinghouse would have a single storey and- 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, Exceed 4 metres in height	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/> Subject to (g) below
G	For a dwellinghouse not on article 2(3) land nor on a site of special scientific interest, the enlarged part of the dwellinghouse would have a single storey and - 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 Exceed 4 metres in height	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
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 meters, or (ii) Be within 7 meters of any boundary of the curtilage of the dwellinghouse being enlarged which is opposite the rear wall of that dwellinghouse	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
I	The enlarged part of the dwellinghouse would be within 2 meters of the boundary of the curtilage of the dwellinghouse, and the height of the eaves of the enlarged part would exceed 3 meters	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
J	The enlarged part of the dwellinghouse would extend beyond a wall forming a side elevation of the original dwellinghouse, and would- Exceed 4 meters in height, Have more than a single storey, or Have a width greater than half the width of the original dwellinghouse;	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
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);	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
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.	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
L	The dwellinghouse is built under Part 20 of this Schedule	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>

	(construction of new dwellinghouses).		
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A.2 In the case of a dwellinghouse on article 2(3) land, development is not permitted by Class A if-

Complies				
A	It would consist of or include the cladding of any part of the exterior of the dwellinghouse with stone, artificial stone, pebble dash, render, timber, plastic or tiles	Yes <input type="checkbox"/>	No <input type="checkbox"/>	N/A <input checked="" type="checkbox"/>
B	The enlarged part of the dwellinghouse would extend beyond a wall forming a side elevation of the original dwellinghouse; or	Yes <input type="checkbox"/>	No <input type="checkbox"/>	N/A <input checked="" type="checkbox"/>
C	The enlarged part of the dwellinghouse would have more than a single storey and extend beyond the rear wall of the original dwellinghouse	Yes <input type="checkbox"/>	No <input type="checkbox"/>	N/A <input checked="" type="checkbox"/>
D	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 (b) and (c)	Yes <input type="checkbox"/>	No <input type="checkbox"/>	N/A <input checked="" type="checkbox"/>

A.3 Development is permitted by Class A subject to the following conditions-

Complies				
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	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	N/A <input type="checkbox"/>
B	Any upper-floor window located in a wall or roof slope forming a side elevation of the dwellinghouse must be obscure-glazed, and 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; and	Yes <input type="checkbox"/>	No <input type="checkbox"/>	N/A <input checked="" type="checkbox"/>
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	Yes <input type="checkbox"/>	No <input type="checkbox"/>	N/A <input checked="" type="checkbox"/>

5. CONSULTATIONS CARRIED OUT

No representations were received, and therefore no neighbour amenity assessment is required.

6. RECOMMENDATION

The proposal complies within Schedule 2, Part 1, Class A of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).

7. RECOMMENDATION

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): PSH

Dated: 09/10/2024

I agree the recommendation: TFA

~~Team Leader/~~Head of Development Management/~~Principal Planner/~~Senior Planner

Dated:24/10/2024.....

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

U0094893	Decision Drawings
U0094894	Composite Informative