

**Application reference: 24/2439/PDE
ST MARGARETS AND NORTH TWICKENHAM WARD**

Date application received	Date made valid	Target report date	8 Week date
26.09.2024	26.09.2024	07.11.2024	07.11.2024

Site:
22 Craneford Way, Twickenham, TW2 7SE

Proposal:
Single storey rear extension (6.00m depth, 3.00m eaves height, 3.30m overall height).

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

APPLICANT NAME
Sodaro
22 Craneford Way
Twickenham
TW2 7SE

AGENT NAME
Mr Eugene Coleman
26 Gordon Avenue
Twickenham
TW1 1NQ

Consultations:

Neighbours:

27 Court Way, Twickenham, TW2 7SA, - 03.10.2024
31 Court Way, Twickenham, TW2 7SA, - 03.10.2024
29 Court Way, Twickenham, TW2 7SA, - 03.10.2024
20 Craneford Way, Twickenham, TW2 7SE, - 03.10.2024
24 Craneford Way, Twickenham, TW2 7SE, - 03.10.2024

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

Development Management

Status: PCO Application: 24/2439/PDE

Date: Single storey rear extension (6.00m depth, 3.00m eaves height, 3.30m overall height).

Building Control

Deposit Date: 03.05.2007 1 Door

Reference: 07/FEN00178/FENSA

Building Control

Deposit Date: 06.03.2012 Circuit alteration or addition in kitchen/ special location One or more new circuits Upgrade or alteration to means of earthing

Reference: 12/NIC00619/NICEIC

Building Control

Deposit Date: 07.04.2012 Installed a Gas Boiler

Reference: 12/FEN01171/GASAFE

Building Control

Deposit Date: 02.02.2016 Install one or more new circuits

Reference: 16/NIC00343/NICEIC

Application Number	24/2439/PDE
Address	22 Craneford Way, Twickenham
Proposal	Rear house extension
Contact Officer	Brad Greening
Target Determination Date	7.11.2024

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.

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

The application site is approximately 255m² and contains a semi-detached double-storey dwelling. A garage is located in the rear yard that is to be demolished to facilitate the construction of the proposed extension.

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

- Area Susceptible to Groundwater Flood - Environment Agency (Superficial Deposits Flooding Greater Than 75%)
- Article 4 Direction Basements
- Community Infrastructure Levy Band - Higher
- Critical Drainage Area - Environment Agency
- Increased Potential Elevated Groundwater - GLA Drain London
- Main Centre Buffer Zone - Twickenham Town Centre Boundary Buffer Zone
- 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
- Twickenham Village
- Village Character Area - Heatham Estate (incl. Richmond upon Thames College & The Stoop)

3. DESCRIPTION OF THE PROPOSAL AND ANY RELEVANT PLANNING HISTORY

The proposal involves a ground floor extension to the rear of the existing dwelling. The extension is to be 6m in length, 3.3m in height and 3m in height at the eaves, and with a width matching the original dwelling. The roof is to be flat and include two sunlights. One window is proposed to the eastern (side) façade of the extension and a window and doors to the northern (rear) façade.

The comprehensive list of planning history can be found above. There is no 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 type="checkbox"/>	No <input checked="" 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 type="checkbox"/>	No <input checked="" 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 type="checkbox"/>	No <input checked="" 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 type="checkbox"/>	No <input checked="" 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 type="checkbox"/>	No <input checked="" 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 checked="" type="checkbox"/>	No <input type="checkbox"/>
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 type="checkbox"/>	No <input checked="" 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 type="checkbox"/>	No <input checked="" 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 type="checkbox"/>	No <input checked="" 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 type="checkbox"/>	No <input checked="" 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 type="checkbox"/>	No <input checked="" 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 type="checkbox"/>	No <input checked="" type="checkbox"/>
L	The dwellinghouse is built under Part 20 of this Schedule (construction of new dwellinghouses).	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>

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 checked="" 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 enlargements 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

Adjoining neighbours have been consulted on the application, and no objections have been received.

6. RECOMMENDATION

The prior approval of the Council is not required.

The prior approval of the Council is granted for the development

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 ☐ YES ☒ NO

(which are not on the file)

This application has representations on file ☒ YES ☐ NO

Case Officer (Initials): BGR Dated: 24/10/2024

I agree the recommendation:

Team Leader/Head of Development Management/Principal 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

U0087978 Decision drawing numbers
U0088435 Composite Informative