

Application reference: 24/2246/HOT  
SOUTH TWICKENHAM WARD

Date application received	Date made valid	Target report date	8 Week date
09.09.2024	11.09.2024	06.11.2024	06.11.2024

**Site:**  
38 Grange Avenue, Twickenham, TW2 5TW,  
**Proposal:**  
Proposed ground floor wrap around, first floor side extension and garage conversion, new front porch (revised proposal and plans to include addition of front porch).

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

<b>APPLICANT NAME</b> Mrs Priya Chauhan 38 Grange Avenue Twickenham Richmond Upon Thames TW2 5TW	<b>AGENT NAME</b> Mrs Giovanna Daldello 30 St Vincent Rd Twickenham TW2 7HJ
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**DC Site Notice:** printed on and posted on and due to expire on

<b>Consultations:</b> <b>Internal/External:</b> Consultee Network Rail	Expiry Date 02.10.2024
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**Neighbours:**  
  
31 Grange Avenue, Twickenham, TW2 5TW, - 11.09.2024  
37 Grange Avenue, Twickenham, TW2 5TW, - 11.09.2024  
35 Grange Avenue, Twickenham, TW2 5TW, - 11.09.2024  
33 Grange Avenue, Twickenham, TW2 5TW, - 11.09.2024  
36 Grange Avenue, Twickenham, TW2 5TW, - 11.09.2024  
40 Grange Avenue, Twickenham, TW2 5TW, - 11.09.2024

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

<u>Development Management</u> Status: REF Date:07/01/1987	Application:86/1761 Loft Conversion.
<u>Development Management</u> Status: GTD Date:27/05/1987	Application:87/0505 Loft Conversion.
<u>Development Management</u> Status: PCO Date:	Application:24/2246/HOT Proposed ground floor wrap around, first floor side extension and garage conversion, new front porch (revised proposal and plans to include addition of front porch).

An area of Other Open Land of Townscape Importance (OOLTI) is located to the east of the application, on the opposite side of the railway line. It is anticipated that the proposals, in being extensions to an existing dwelling, would not significantly alter its residential backdrop. The proposals would also not significantly impact the openness of the OOLTI given the intervening separation distance sited between this and the application site.

The application site presents the following flood constraints:

- Area Susceptible To Groundwater Flood - Environment Agency (Superficial Deposits Flooding -  $\geq 50\%$ ).
- Critical Drainage Area - Environment Agency.
- Increased Potential Elevated Groundwater (GLA Drain London).
- Throughflow Catchment Area.

### 3. DESCRIPTION OF THE PROPOSAL AND ANY RELEVANT PLANNING HISTORY

The proposed development comprises:

2-storey side extension.  
Single storey rear extension.  
Conversion and alterations to the existing garage.  
Flat roof porch.  
Associated fenestration additions and alterations.

The planning history of the application site is the following:

87/0505 - Loft Conversion - Granted Permission 27/05/1987.

24/2247/PS192 - Hip to gable and rear dormer loft extensions - Pending Decision.

The current application follows the pre-application advice reference: 24/P0167/PREAPP.

### 4. CONSULTATIONS CARRIED OUT

The neighbours notified of this application are listed above.

No representations have been received from neighbouring properties.

### 5. MAIN POLICIES RELEVANT TO THE DECISION

#### London Plan (2021)

The main policies applying to the site are:

D12 Fire Safety

The London Plan 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	<del>No</del>
Impact on Amenity and Living Conditions	LP8	Yes	<del>No</del>
Impact on Flood Risk and Sustainable Drainage	LP21	Yes	<del>No</del>

These policies can be found at

[https://www.richmond.gov.uk/media/15935/adopted\\_local\\_plan\\_interim.pdf](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**

House Extension and External Alterations (2015)  
Strawberry Hill Village Planning Guidance SPD (2018)

These policies can be found at:  
[https://www.richmond.gov.uk/services/planning/planning\\_policy/local\\_plan/supplementary\\_planning\\_documents\\_and\\_guidance](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 visual impact
- ii Impact on neighbour amenity
- iii Flood Risk
- iv Fire Safety

**i Design and visual impact**

*Policy LP 1 of the Local Plan ‘Local Character and Design Quality’ states that all development is to be of high architectural and urban design quality. The high-quality character and heritage of the borough and its villages will need to be maintained and enhanced where opportunities arise. Development proposals will have to demonstrate a thorough understanding of the site and how it relates to its existing context, including character and appearance, and take opportunities to improve the quality and character of buildings, spaces and the local area.*

*The Councils SPD (2015) relating to House Extensions and External Alterations encourages the retention of the original form of the host property and any alterations should enhance the quality of the building. The original appearance should always be the reference point when considering any changes.*

*The SPD (2015) 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, so that the original form can still be appreciated. In such circumstances, the ridge of the extension should be set lower to that on the main house.*

*The SPD (2015) mentions that:*

- two storey side and rear extensions should not be greater than half the width of the original building, to ensure the extension does not over-dominate the building's original scale and character;*
- where the extension is to be subordinate to the existing house it is usually desirable to set back the extension by at least 1 metre behind the front elevation; and*
- two storey side extensions should be sited 1 metre from the side boundary in order to avoid a terracing effect on the street.*

*The SPD (2015) stipulates that it is preferable that new window openings would echo the proportions and sizes of those of the main house.*

*The SPD (2015) states that:*

- Adding a porch is one of the most significant changes a householder can make to the front of a house as it involves altering the shape of the house at its focal point, the entrance;*
- Retain visual continuity – there is a risk of creating an eyesore;*
- Match existing work – if a new porch is desired, it should enhance rather than detract from the original house, with the aim being to make the addition 'belong' to the house; and*
- Consider neighbouring property – where front doors are paired, a joint scheme with the neighbouring owner should be considered. Try to avoid locating porches so that they touch existing windows.*

The proposed 2-storey side extension would: not be greater than half the width of the original building; be set back in excess 1 metre behind the front elevation; and be set back approx. 1 metre from the side boundary. Its ridge would be set lower to that on the main house. The above would ensure its subservience to the main property. The proposed materials would match the existing. Although the side fenestration would not present a match panelling to the existing one, these would present a linear design comparable to that of the windows of the main house and as such would ensure sufficient sense of belonging.

No objection is raised to the subservient single storey rear extension in matching materiality and fenestration.

No objection is raised to the conversion and alterations to the existing garage. Examples of garage conversion are noted in Grange Avenue.

The proposed flat roof porch resembles the one of the attached neighbour at No. 36, approved under the application reference: 14/1445/HOT, and therefore due to these site-specific circumstances, is accepted in this instance.

In light of the above, the proposals would comply with the aims and objectives of Policy LP 1 of the Local Plan, Policy 28 of the Publication Local Plan and with the SPD (2015) as a whole.

## **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 on House Extensions and External Alterations notes that generally an extension of 3.5m in depth for a detached property would be acceptable. Where the proposed extension seeks a larger depth, the eaves should be reduced to 2.2m at the shared boundary to mitigate detrimental impact on neighbours such as sense of enclosure or overbearing. However, the final test of acceptability is dependent on the specific circumstances of the site which may justify greater rear projection.*

The properties that would be mostly impacted by the scheme would be Nos. 36 and 40 Grange Avenue.

### **36**

The proposed single storey rear extension would not exceed the recommended depth of the SPD, and would not cause unacceptable amenity issues in terms of loss of light and overbearing.

The remaining alterations would side No. 40 and therefore would not significantly impact No. 36 in terms of loss of light and overbearing.

New upper floor side window would also face No. 40 and therefore the proposal would not cause significant loss of privacy to No. 36.

### **40**

This neighbour appears to only present a ground floor side window, on its side facing the application property, that could be impacted by the proposed alterations.

This window would appear be glazed with only the top panel being openable. Furthermore, the majority of its surface is covered by the intervening boundary fence, trellis and vegetation when such window is seen from the grounds of the application site. In light of this, the aforementioned side window is not considered to be unacceptably impacted by the proposed alterations.

The front and side widows of No. 40 would not be impacted by the scheme, given their location in relation to the location, mass, size and scale of the proposed alterations submitted as part of this application.

In light of the above, this neighbour would not experience significant loss of light and overbearing issues.

The proposed side windows would be fixed and obscured and therefore would not cause unacceptable loss of privacy to No. 40.

The proposals would therefore comply with the aims and objectives of Policy LP 8 of the Local Plan, Policy 46 of the Publication Local Plan and with the SPD (2015) as a whole.

## **iii Flood Risk**

Policy LP 21 'Flood Risk and Sustainable Drainage' 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.

The submitted Flood Risk Assessment would alleviate flood risk concerns.

iv      **Fire Safety**

The submitted Planning Fire Safety Strategy is considered sufficient to satisfy Policy D12 of the London Plan (2021). A compliance condition is attached.

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.

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.

**Grant planning permission**

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**

**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

## INFORMATIVES