

Application reference: 24/2315/HOT
ST MARGARETS AND NORTH TWICKENHAM WARD

Date application received	Date made valid	Target report date	8 Week date
16.09.2024	17.09.2024	12.11.2024	12.11.2024

Site:
6 Latham Close, Twickenham, TW1 1BP

Proposal:
Two-Storey Side Extension, Single Storey Rear Extension alongside first floor loft extension with new roof lights. Render to existing front elevation with new gable end to replace existing hipped roof.

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

APPLICANT NAME
Mr Neil Beagan
6 Latham Close
Twickenham
Richmond Upon Thames
TW1 1BP

AGENT NAME
Mr Dan Asher
1 Dunsmore Avenue
Bingham
Notts
NG13 7AB
UK

Consultations:
Internal/External:
Consultee
NA

Expiry Date

Neighbours:

Flat 7,Perryn Court,40A Grimwood Road,Twickenham,TW1 1BA, - 18.09.2024
Flat 5,Perryn Court,40A Grimwood Road,Twickenham,TW1 1BA, - 18.09.2024
Flat 3,Perryn Court,40A Grimwood Road,Twickenham,TW1 1BA, - 18.09.2024
Flat 1,Perryn Court,40A Grimwood Road,Twickenham,TW1 1BA, - 18.09.2024
Flat 6,Perryn Court,40A Grimwood Road,Twickenham,TW1 1BA, - 18.09.2024
Flat 4,Perryn Court,40A Grimwood Road,Twickenham,TW1 1BA, - 18.09.2024
Flat 2,Perryn Court,40A Grimwood Road,Twickenham,TW1 1BA, - 18.09.2024
43 Grimwood Road,Twickenham,TW1 1BY, - 18.09.2024
41 Grimwood Road,Twickenham,TW1 1BY, - 18.09.2024
40 Grimwood Road,Twickenham,TW1 1BX, - 18.09.2024
4 Latham Close,Twickenham,TW1 1BP, - 18.09.2024
5 Latham Close,Twickenham,TW1 1BP, - 18.09.2024

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

Development Management
Status: GTD Application:23/3448/HOT
Date:19/02/2024 Single Storey Side and Rear Extension. Hip to gable and rear dormer roof extension. Rooflights to front elevation
Development Management

Status: WDN Application:24/1787/VRC
Date:02/09/2024 Variation of condition U0175302 - Drawings condition, of planning permission 23/3448/HOT - to amend the design to add additional space to both the proposed ground and first floor levels.

Development Management

Status: PCO Application:24/2315/HOT
Date: Two-Storey Side Extension, Single Storey Rear Extension alongside first floor loft extension with new roof lights. Render to existing front elevation with new gable end to replace existing hipped roof.

Building Control

Deposit Date: 12.03.2010 Extension to circuit (in kitchen special location/ installation) Lighting circuit Main/ supplementary equipotential bonding New consumer unit Ring/ radial power circuit
Reference: 10/ELE00146/ELECSA

Building Control

Deposit Date: 11.03.2024 Side and Rear Extention with Loft Conversion//Extension
Reference: 24/0311/FP

Application Number	24/2315/HOT
Address	6 Latham Close, Twickenham
Proposal	Two-Storey Side Extension, Single Storey Rear Extension alongside first floor loft extension with new roof lights. Render to existing front elevation with new gable end to replace existing hipped roof.
Contact Officer	Brad Greening
Target Determination Date	12/11/2024

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.

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 is 314m² and contains a semi-detached double-storey dwelling (paired with no. 5 to the east) and a detached garage to the rear of the site (see Image 1). Latham Close has a unique character whereby it runs east to west and is characterised by terrace housing before turning south to north for a short stretch and is characterised by semi-detached dwellings. The western side of this stretch which contains the application site is visually separated by a large brick wall and vegetation thereby establishing a unique pocket of isolated character within Latham Close. The application site is at the end of this pocket (see Image 2) and backs onto Grimwood Road although has no physical access due to a large brick wall bounding the rear yard. The site contains space for vehicle parking in the front yard and beside the dwelling, with trees and an outdoor patio area in the rear yard.

A number of the semi-detached dwellings within Latham Close, including the semi-detached no. 5, have converted their roof forms from hip to gable and included rear dormers to their loft space.



Image 1: Application site and neighbouring no. 5 (Source: Site visit 23rd October)



Image 2: Latham Close ((application site is left side semi-detached dwelling centre of image) Source: Google Maps))

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

- 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 - 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.
- Risk of Flooding from Surface Water 1 in 1000 chance - Environment Agency (Extent 1 In 1000 year chance)
- Surface Water Flooding (Area Less Susceptible to) - Environment Agency

- Surface Water Flooding (Area Susceptible to) - Environment Agency
- Twickenham Village
- St. Margarets and North Twickenham Ward

3. DESCRIPTION OF THE PROPOSAL AND ANY RELEVANT PLANNING HISTORY

The proposed development involves a two-storey side extension, single storey rear extension alongside first floor rear loft extension. A new gable end would replace the existing hipped roof form, while roof lights are proposed to the front roof and the front brickwork façade would be refinished in white render. The front roof would be finished in tiles to match the existing dwelling, while the rear loft and ground floor extensions would be finished in grey membrane. The ground floor extension would be finished in brick to match existing while the loft extension would be grey horizontal cladding.

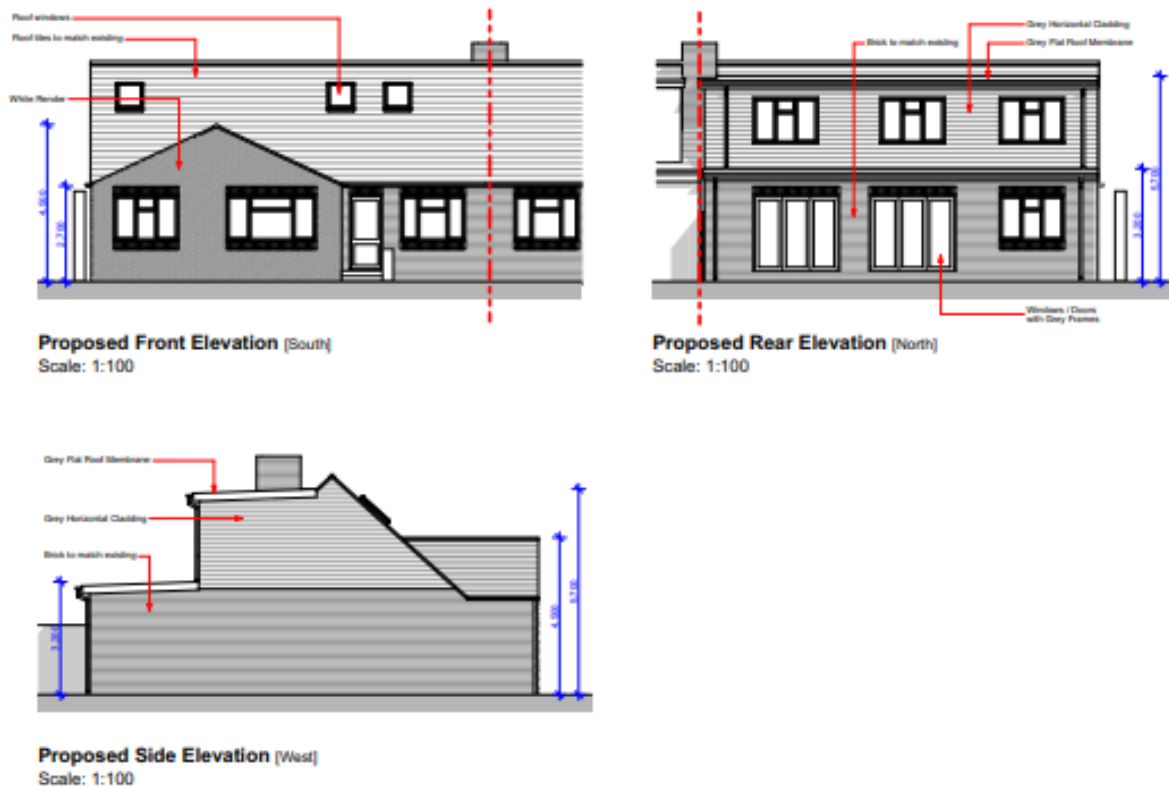


Image 3: Proposed elevations (Source: DSA Architecture)

The comprehensive list of planning history can be found above however the most relevant planning history is as follows:

23/3448/HOT is an, as yet, unadministered planning permission for alterations in the same manner as the current application except the side extension is single storey and the front façade is unchanged.

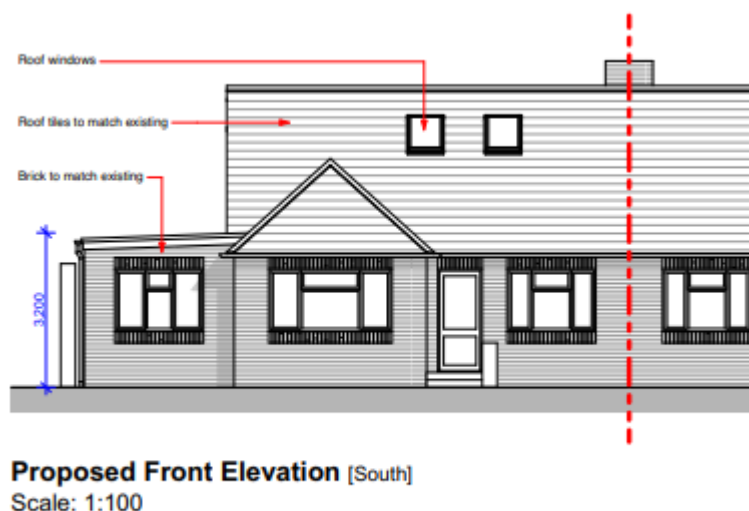


Image 4: Approved front elevation of 23/3448/HOT (Source DSA Architecture)

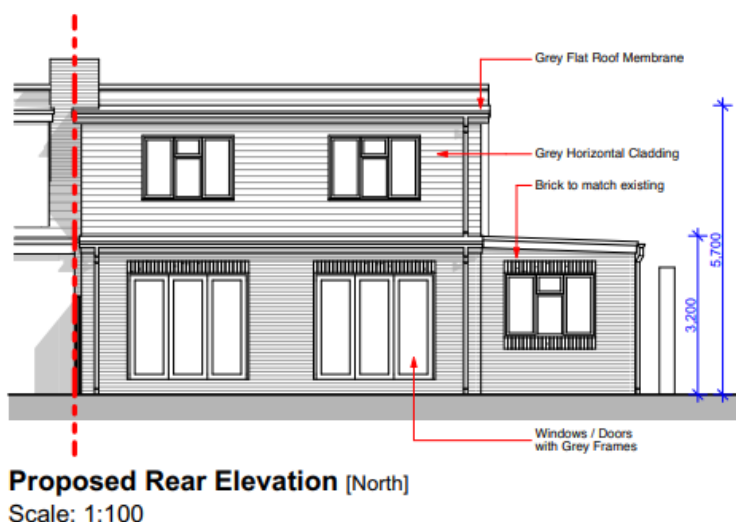


Image 5: Approved rear elevation of 23/3448/HOT (Source DSA Architecture)

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

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
- 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
Parking Standards and Servicing	LP45	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

House Extension and External Alterations

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 impact on heritage assets
- ii Impact on neighbour amenity
- iii Flood risk
- iv Fire safety
- v Parking

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 Councils 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.

Side extension (including the extension of the front façade protruding feature)

The proposed works as seen from Latham Close would include the two-storey side extension, the widening of the protruding front façade feature, and the three roof lights. As noted in the site and area description, the character of this pocket of Latham Close is relatively uniform with semi-detached dwellings of a similar form and finished in brick facades and tile roofing. Each unit includes the symmetrical element of the L-shaped front façade feature. It is considered that the proposed works would negatively impact the existing character of the site and Latham Close. The widening of the front façade feature as well as the two-storey side extension would establish unsymmetrical massing of built form that would visually unbalance the shared design of the dwelling with the paired semi-detached dwelling of no. 5 and be incongruent to the rest of the close. The side extension would exacerbate this by appearing as a uniform extension of the dwelling as opposed to a subordinate extension, thereby resulting in a loss of appreciation for the form of the original dwelling. Additional to this, it is considered that the establishment of this feature in white render would further depart from the character of the area as all other dwellings within this pocket of Latham Close are finished in brickwork on their respective street-fronting façades.

The alteration to the roof form from hip to gable is considered appropriate and would match the alterations already carried out to no. 5. The proposed rooflights within the street-facing roof are considered to be acceptable and in line with existing alterations to dwellings made in the area.

Rear ground floor extension and loft conversion

The proposed loft conversion would establish a box dormer running the length of the rear roof which would be contrary to policy and result in an overwhelming and dominant aspect to the development. While it is noted that the adjoining property has a large rear dormer this appears to have been undertaken via permitted development. In terms of materiality the departure from brickwork to grey horizontal cladding is considered to have minimal impact on the character of the area given the dormer of no. 5 has also departed from this finish, as well as the partially obscured views and secondary importance of the site to Grimwood Road.

The proposed ground floor rear extension is considered to be overly large when considered in the context of the size of the host dwelling and would result in an overly dominant addition. In terms of materiality, it would be finished in brickwork to match the existing dwelling which is supported.

In view of the above, the proposal fails to comply 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 on House Extensions and External Alterations notes that generally an extension of 3m in depth for a terrace property will 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 proposed works are limited in impact on amenity to the immediately adjoining no.5 to the east and 40 Grimwood Road to the west. While the proposal involves a double-storey side extension against the western boundary, there is approximately 4m between the proposed building and the neighbouring dwelling at 40 Grimwood Road. Additionally, this space is occupied by relatively mature trees that provide obfuscation towards the application site when viewed from this neighbour, and there are no windows within the neighbouring façade facing the application site. There are also no windows within the western façade of the proposed extension. Given the separation distance, visually softening vegetation and lack of windows within the proposed façade, it is considered that the impacts on outlook, access to daylight/sunlight and privacy will be minimal on 40 Grimwood Road.

The views towards the side extension and front façade will be largely screened by the rest of the dwelling when viewed from 5 Latham Close. The rear loft conversion and ground floor extension will be visible however. This aspect of the proposed development largely mirrors the development that has occurred on no. 5 in terms of massing, fenestration and design. It is therefore considered that the potential outlook, privacy and shading impacts on no. 5 will be acceptable and consistent with that anticipated for a suburban setting.

iii Flood risk

Policy LP21 of the Local Plan 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.

A flood risk assessment has not been submitted with the application. Were the application to be granted, conditions could be placed on the decision requiring the applicant to confirm floor height of the extensions and provide a sustainable drainage strategy to ensure stormwater is managed to ensure flow-rates are not increased by the proposal.

iv Fire safety

London Plan policy D12 requires the submission of a Fire Safety Statement on all planning applications.

A Fire Safety Strategy was provided with the application, prepared by the applicant. Overall, the scheme can therefore be considered consistent with this Policy D12 of the London Plan.

v Parking

Policy 45 requires the provision for the accommodation of vehicles in order to provide for the needs of a development while minimising the impact of car based travel including on the operation of the road network and local environment, and ensuring making the best use of land.

The loss of vehicular access to the existing garage has no impact on the on-site parking provisions of the host property. Therefore, no objection is raised to the proposed parking provisions. As such, the

proposal would be in accordance with Policy LP45 of the Local Plan.

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. For the reasons set out above, it is considered that the adverse impacts of allowing this planning application would significantly outweigh the benefits, when assessed against the policies in NPPF (2021) and Development Plan, when taken as a whole.

Refuse planning permission for the following reasons

The proposed side extension, widening of the front façade protruding feature and rendered finish, ground floor rear extension and loft conversion would dominate the original building and be incongruent with the character of the area, and therefore incompatible with policy LP1 of the Local Plan and policy 28 of the Publication Local Plan.

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): BGR

Dated: 08/11/2024

I agree the recommendation:

Team Leader/Head of Development Management/Principal Planner - EL

Dated: 11/11/2024.....

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