

Application reference: 24/2344/HOT
WEST TWICKENHAM WARD

Date application received	Date made valid	Target report date	8 Week date
18.09.2024	18.09.2024	13.11.2024	13.11.2024

Site:
167 Staines Road, Twickenham, TW2 5BB,
Proposal:
Ground floor rear elevation extension. Flat roof incorporating rooflights and patio doors to rear elevation.

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

APPLICANT NAME
Ward
167 Staines Road
Twickenham
Richmond Upon Thames
TW2 5BB

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

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

Consultations:
Internal/External:
Consultee

Expiry Date

Neighbours:

6 Rutland Road,Twickenham,TW2 5ER, - 20.09.2024
54 Fourth Cross Road,Twickenham,TW2 5EL, - 20.09.2024
169 Staines Road,Twickenham,TW2 5BB, - 20.09.2024

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

Development Management
Status: VOID Application:14/5279/VOID
Date:20/01/2015 Proposed first floor rear extension.

Development Management
Status: PCO Application:24/2344/HOT
Date: Ground floor rear elevation extension. Flat roof incorporating rooflights and patio doors to rear elevation.

Building Control
Deposit Date: 19.11.2008 7 Windows
Reference: 09/FEN01698/FENSA

Building Control

Deposit Date: 27.11.2009 Lounge Dry Roomheater/Stove Dry System Only New Insulated
Factory Made Chimney System Twin Wall Flexible Liner Updated Existing Hearth/Surround
Reference: 10/HET00029/HETAS

Building Control

Deposit Date: 10.02.2010 Installed a Gas Boiler
Reference: 11/FEN00529/GASAFE

Building Control

Deposit Date: No description provided
Reference: 13/HET00650/HETAS

Building Control

Deposit Date: 07.11.2015 Installed a Gas Cooker
Reference: 16/FEN00065/GASAFE

Application Number	24/2344/HOT
Address	167 Staines Road, Twickenham TW2 5BB
Proposal	Ground floor rear elevation extension. Flat roof incorporating rooflights and patio doors to rear elevation.
Contact Officer	ECO
Target Determination Date	13.11.2024

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 comprises a two-storey terrace dwellinghouse located on the southern side of Staines Road. The site is not within a Conservation Area or listed as a Building of Townscape Merit.

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

- Area Proposed For Tree Planting (Site: 22/1/97)
- Area Susceptible To Groundwater Flood - Environment Agency (Superficial Deposits Flooding - >= 50% 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 /)
- Take Away Management Zone (Take Away Management Zone)
- Throughflow Catchment Area (Throughflow and Groundwater Policy Zone) (Adopted: October 2020 , Contact: Local Plan Team)
- Village (Twickenham Village)
- Village Character Area (Cross Roads - Area 6 Twickenham Village Planning Guidance Page 28 CHARAREA13/06/01)
- Ward (West Twickenham Ward)

3. DESCRIPTION OF THE PROPOSAL AND ANY RELEVANT PLANNING HISTORY

The proposed development comprises a ground floor rear extension with a flat roof, two rooflights and patio doors to the rear.

The relevant planning history is as follows:

Development Management

Status: VOID Application: 14/5279/VOID
Date: 20/01/2015 Proposed first floor rear extension

Development Management

Status: Refused Application: 14/5283/HOT
Date: 18/03/2015 Proposed first floor rear extension to No. 165 and 167 Staines Road (Joint Application)

Development Management
Status: GTD Application: 15/2827/HOT
Date: 23/09/2015 Proposed first floor rear extensions to both properties (Joint Application)

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
- 11. Making effective use of land
- 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

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

- Design Quality
- House Extension and External Alterations
- Twickenham Village Plan - Area 6 Twickenham Village Planning Guidance

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:

- Design and local character
- Impact on neighbour amenity
- Flood Risk
- Fire Safety

i. Design and local character

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 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. In terms of extensions, they should not dominate the existing house and should harmonise with the original appearance.

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.

The proposal seeks permission to construct a flat roof, single storey rear extension which would be formed to match the existing dwelling at ground floor.

The proposed rear extension would be approximately 2.9 metres H x 2.3 metres L x 3.9 metres W. The roof of the extension would not exceed the cill of the first-floor rear windows and would therefore maintain subservience to the host dwelling. The extension expands the full width of the existing dwellinghouse and would incorporate a brick material, which would match the existing dwelling.

Both neighbouring properties (No. 165 & No. 169 Staines Road), have existing ground floor rear extensions. It is noted that the rear extension at No. 165 Staines Road is currently the same depth as the subject site. The rear extension at No. 169 Staines Road projects 2.5-3 metres in front of the subject site. Within the wider streetscape along Staines Road, there is a mixture of extensions and additions at the rear of the properties. The majority of which are relatively modest and in scale with the small, terraced host dwelling. Given this, it is considered that the size and scale of the proposed extension aligns with the character of the area.

As highlighted within the SPD House Extensions and House Alterations, extensions should not lead to a substantial reduction in existing garden area, specifically, it is suggested that 2-bedroom properties should maintain 40m² of garden space. It is confirmed that the property will continue to have greater than 40m² of garden space after the proposed rear extension and therefore complies with this guidance.

There are no objections to the proposed rooflights or patio door on the ground floor extension.

In view of the above, and in context with the character of the area, the proposal complies with the aims and objectives of policy LP1 of the Local Plan and policy 28 of the Publication Local Plan as supported by the House Extensions and External Alterations.

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 site is adjoined by No. 165 and No. 169 to the north and south respectively.

The Council SPD states that rear extensions “*should project no further than 3m in the case of a terraced dwellinghouse, however the final test of acceptability will depend on the particular circumstances of the site, which may justify greater rear projection*”.

In this circumstance, the scheme falls under the 3-metre threshold that is considered acceptable for a terraced property (2.3 metres). It is also considered acceptable for the following reasons:

- The proposed extension will generally align with the length and height of the rear extension at No. 169 Staines Road.
- No. 165 Staines Road has an existing single storey rear extension which is full width and projects nearly 6 metres in depth.
- The proposed extension will maintain the boundary setback of 1.3 metres to the west.

In light of the above, it is considered that the proposed extension of 2.3 metres will not have an adverse impact on the adjoining residential neighbours.

The proposed roof lights are considered reasonable and would not have an adverse impact on the residents.

As such, the proposal complies with the aims and objectives of the Local Plan policy LP8 and policy 46 of the Publication Local Plan as supported by the House Extensions and External Alterations SPD.

iii Flood Risk

Policy LP21 states that all development should avoid, or minimise, contributing to all sources of flooding, taking account of climate change and without flood risk elsewhere.

A Flood Risk Assessment has been submitted to the Council.

The site is located within various other flood risk constraints, as listed in the first section. The proposals include a moderate increase in floorspace with the ground floor internal finished floor levels remaining at the existing level. As such, it is not considered that any additional risk to flooding would arise, thus the proposal complies with policy LP21.

iv Fire Safety

The application has been submitted with a Fire Statement which is considered to satisfy the requirements of Policy D12 of the London Plan.

A condition has been included to ensure this is adhered to on an ongoing basis. 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.

Overall, the scheme can therefore be considered consistent with this Policy D12 of the London 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. 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

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 in Uniform)

☐ YES*

☒ NO

(*If yes, complete Development Condition Monitoring

This application has representations online (which are not on the file)

☐ YES

☒ NO

This application has representations on file

☐ YES

☒ NO

Case Officer (Initials): ECO

Dated: 06/11/2024

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:

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