

Application reference: 24/1258/DD01
WEST TWICKENHAM WARD

Date application received	Date made valid	Target report date	8 Week date
19.09.2024	19.09.2024	14.11.2024	14.11.2024

Site:

28 Staines Road, Twickenham, TW2 5AH,

Proposal:

Details pursuant to condition U0187211 (Visual Screen) of planning consent 24/1258/FUL dated 19.08.2024

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

APPLICANT NAME

Mrs Sakine Sakine
28 Staines Road
Twickenham
Richmond Upon Thames
TW2 5AH

AGENT NAME

Mrs EMINE FEZAL YURDAKUL
105 SUMATRA ROAD
PERA SOLUTIONS LIMITED
LONDON
NW6 1PL

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

Consultations:

Internal/External:
Consultee

Expiry Date

Neighbours:

-

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

Development Management

Status: REF Application:00/2082
Date:08/09/2000 Erection Of Shutters To Shopfront.

Development Management

Status: REF Application:91/0152/FUL
Date:28/02/1991 Change Of Use From Retail To Hot Food For Consumption Off The Premises.

Development Management

Status: REF Application:95/1969/FUL
Date:26/07/1995 New Shopfront And External Roller Shutters

Development Management

Status: GTD Application:95/2953/FUL
Date:15/11/1995 New Shopfront

Development Management

Status: GTD Application:24/1258/FUL
Date:19/08/2024 Retrospective application for installation of metal extractor fan to the rear of the property

Development Management

Status: PDE Application:24/1258/DD01
Date: Details pursuant to condition U0187211 (Visual Screen) of planning consent 24/1258/FUL dated 19.08.2024

Enforcement

Opened Date: 06.08.1996 Enforcement Enquiry
Reference: 96/00422/EN

Enforcement

Opened Date: 03.03.2008 Enforcement Enquiry
Reference: 08/0104/EN/ADV

Enforcement

Opened Date: 04.07.2023 Enforcement Enquiry
Reference: 23/0307/EN/EOP

Address	28 Staines Road, Twickenham TW2 5AH
Proposal	Details pursuant to condition U0187211 (Visual Screen) of planning consent 24/1258/FUL dated 19.08.2024
Contact Officer	ECO
Target Determination Date	14.11.2024

1. DESCRIPTION OF THE PROPOSAL AND ANY RELEVANT PLANNING HISTORY

Details pursuant to condition U0187211 (Visual Screen) of planning consent 24/1258/FUL dated 19.08.2024.

The relevant planning history is as follows:

Status: GTD	Application: 24/1258/FUL
Date: 19/08/2024	Retrospective application for installation of metal extractor fan to the rear of the property

2. EXPLANATION OF OFFICER RECOMMENDATION

The relevant condition states:

Condition U0187211 Visual Screen

Prior to the first use of the plant equipment, details of a visual screen to be installed around it shall be submitted and approved in writing by the Local Authority. This screen shall be put in place in accordance with the approved details within 56 days of the date of this decision notice.

Reason: To preserve the character and appearance of the local area.

Upon review of the revised plans, it is considered that the proposed timber trellis will provide effective screening to mitigate the visual impact of the vent on its surroundings, including neighbouring properties as well as Staines Road. The proposed timber material is subtle and will not be overbearing or dominant within its immediate context. Additionally, the screening will wrap around the vent, as per the condition requirement, ensuring that it is suitably screened from all interfaces.

The following have been submitted:

- Revised plans
- Attachment with proposed screening material

3. RECOMMENDATION

Upon full assessment of the submitted material supporting the application, taking into account all material considerations, it is considered the requirements of Condition U0187211 Visual Screen of application ref: 24/1258/DD01 have been met.

Discharge condition U0187211 Visual Screen

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): ECO Dated: 16/10/2024

I agree the recommendation:

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

Dated:12/11/2024.....

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: