



**Application reference: 24/2295/FUL  
 WEST TWICKENHAM WARD**

Date application received	Date made valid	Target report date	8 Week date
12.09.2024	23.09.2024	18.11.2024	18.11.2024

**Site:**  
 210 Hampton Road, Twickenham, TW2 5NJ

**Proposal:**  
 Construction of single storey outbuilding in rear garden.

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

APPLICANT NAME  
 Dr Labi Ariyo  
 210 Hampton Road  
 Twickenham  
 Richmond Upon Thames  
 TW2 5NJ  
 United Kingdom

AGENT NAME

Consultations:  
*Internal/External:*  
 Consultee

Expiry Date

Neighbours:

- 204 Hampton Road, Twickenham, TW2 5NJ, - 23.09.2024
- 57 Clarendon Crescent, Twickenham, TW2 5LN, - 23.09.2024
- 53 Clarendon Crescent, Twickenham, TW2 5LN, - 23.09.2024
- 51 Clarendon Crescent, Twickenham, TW2 5LN, - 23.09.2024
- 47 Clarendon Crescent, Twickenham, TW2 5LN, - 23.09.2024
- 2 Sixth Cross Road, Twickenham, TW2 5PB, - 23.09.2024
- Maisonette, 206 Hampton Road, Twickenham, TW2 5NJ, - 23.09.2024
- 206 Hampton Road, Twickenham, TW2 5NJ, - 23.09.2024
- Flat, 212 Hampton Road, Twickenham, TW2 5NJ, - 23.09.2024
- 208 Hampton Road, Twickenham, TW2 5NJ, - 23.09.2024
- 210A Hampton Road, Twickenham, TW2 5NJ, - 23.09.2024
- 208A Hampton Road, Twickenham, TW2 5NJ, - 23.09.2024
- 212 Hampton Road, Twickenham, TW2 5NJ, - 23.09.2024

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

Development Management  
 Status: PCO Application: 24/2295/FUL  
 Date: Construction of single storey outbuilding in rear garden.

Building Control

Deposit Date: 03.08.2021                      Single storey rear extension and removal of internal load bearing walls

Reference: 21/1325/FP

Building Control

Deposit Date: 04.09.2022                      Install a gas-fired boiler

Reference: 22/FEN02870/GASAFE

<b>Application Number</b>	
<b>Address</b>	210 Hampton Road, Twickenham
<b>Proposal</b>	Construction of single storey outbuilding in rear garden.
<b>Contact Officer</b>	Brad Greening
<b>Legal Agreement</b>	No

## 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 has visited the application site, 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 is taking into account the information submitted with the application, any previous relevant applications, observations during the site visit, 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 application site is part of a row of sites with commercial operations at ground floor fronting Hampton Road and residential units above and to the rear. The application site contains paved public space to the front and private outdoor living space to the rear with a shared driveway at the very rear. A number of the surrounding sites have outbuildings within their respective rear yards.

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

- Area Poorly Provided with Public Open Space
- Area Susceptible to Groundwater Flood - Environment Agency (Superficial Deposits Flooding -  $\geq 50\%$   $< 75\%$ )
- Article 4 Direction Basements
- Article 4 Direction Class E (Town Centre) to Class C3 (Residential)
- Community Infrastructure Levy Band (Low)
- Critical Drainage Area - Environment Agency (Strawberry Hill)
- Key Shop Frontage (206-224 Hampton Rd)
- Surface Water Flooding (Area Less Susceptible to) - Environment Agency
- Take Away Management Zone
- Throughflow Catchment Area (Throughflow and Groundwater Policy Zone)
- Twickenham Village
- Village Character Area (Fulwell Triangle - Area 5 Twickenham Village Planning Guidance)
- West Twickenham Ward

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

The proposal seeks permission to erect an outbuilding within the rear yard of the application site for the purposes of a home office / storage space. The structure is to be 5m (length) by 3m (width by 3m (height). It is to be finished in cement board cladding, with uPVC or aluminium window/door framing and EPDM roofing.

The comprehensive list of planning history can be found above. There is no relevant planning history associated with the site.

**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	<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>
Parking Standards and Servicing	LP45	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	
		Yes	No
Flood risk and sustainable drainage	8	Yes	No
Local character and design quality	28	Yes	No
Amenity and living conditions	46	Yes	No
Sustainable travel choices, Vehicular Parking, Cycle Parking, Servicing and Construction Logistics Management	47, 48	Yes	No

### Supplementary Planning Documents

Village Plan - Twickenham Village Plan

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 Impact on character and design quality
- ii Impact on neighbour amenity
- iii Transport
- iv Flood Risk
- v Fire safety

### Issue i – Impact on character and design quality

*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 application site and adjacent properties are a mix of commercial and residential use with outdoor living space and car parking to the rear. This line of terraced buildings includes a number of outbuildings of varying size in similar position to that proposed for the application site as can be seen in the image below. The size of the structure will be smaller than surrounding outbuildings on neighbouring properties and will be of a design considered suitable for the area and in-keeping with local character.

The use of the building is related to the residential use of the site as opposed to the commercial, and will therefore be consistent with the character of the area.

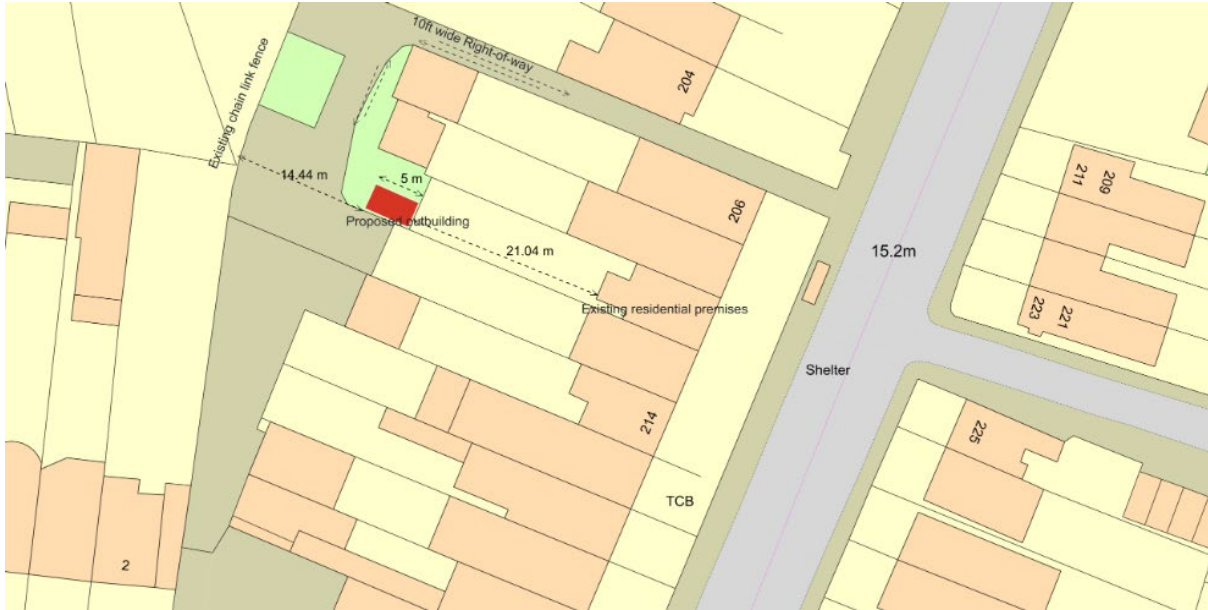


Image 1: Neighbourhood Block Plan (Source: Labi Ariyo)

### Issue 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 proposed structure will be to the rear of the site in an area predominantly used for parking (see image 2). Therefore, while the proposal will result in a structure 2.9m-3m in height within 0.5m of the neighbouring property at no. 212, it is noted that the adjacent space on either side of the application site is of transient use and not particularly sensitive to impacts on amenity. Given the relatively small-scale nature of the building, its location and surrounding use, it is considered the impact on outlook, shading and privacy will be minimal on all neighbours.

As noted above, the proposed structure will be located within currently utilised open parking space and therefore will not impact the outdoor living space of the existing dwelling.



Image 2: Location of proposed outbuilding (Source: site visit 29 October 2024)

### **Issue iii – Transport**

*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.*

While the proposal will that can be utilised for parking, however there is more space to the rear within the application site available for parking. As such, the proposal would be in accordance with Policy LP45 of the Local Plan.

### **Issue vi – 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 been submitted with the application indicating that the proposed building will have finished floor levels of the same height as the primary building on site. Further, the proposed building is not to be used as habitable space and the potential flood risks associated with the structure will therefore be minimal. Additional to this, it is noted that the floor area of the structure is relatively small and will therefore have little impact on the displacement of flood waters to effect surrounding sites.

### **Issue v – 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.

## **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**

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  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: 15 November 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: .....

<b>REASONS:</b>
<b>CONDITIONS:</b>

<b>INFORMATIVES:</b>
<b>UDP POLICIES:</b>
<b>OTHER POLICIES:</b>

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**SUMMARY OF CONDITIONS AND INFORMATIVES**

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**CONDITIONS**

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**INFORMATIVES**

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