

Application reference: 24/2348/HOT WHITTON WARD

Date application received	Date made valid	Target report date	8 Week date
18.09.2024	23.09.2024	18.11.2024	18.11.2024

Site:

30 Chase Gardens, Twickenham, TW2 7PB

Proposal:

Rear Outbuilding (Garage/Gym Relocation to Rear Garden)

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

APPLICANT NAME

Andrea Miles
30 Chase Gardens
Twickenham
Richmond Upon Thames
TW2 7PB

AGENT NAME

Robin Arthur
84 Manor Grove
Richmond
TW9 4QF
United Kingdom

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

Consultations:

Internal/External:
Consultee

Expiry Date

Neighbours:

27 Alton Gardens, Twickenham, TW2 7PD, - 24.09.2024
31 Alton Gardens, Twickenham, TW2 7PD, - 24.09.2024
29 Alton Gardens, Twickenham, TW2 7PD, - 24.09.2024
28 Chase Gardens, Twickenham, TW2 7PB, - 24.09.2024
32 Chase Gardens, Twickenham, TW2 7PB, - 24.09.2024

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

Development Management

Status: PDE Application: 24/2348/HOT
Date: Garage/Gym Relocation to Rear Garden

Development Management

Status: CEGPD Application: 24/2356/PDE
Date: 24/10/2024 Proposed single storey rear extension (6.00m depth, 3.00m eaves height, 4.00m overall height).

Building Control

Deposit Date: 14.01.2019 Removal of load bearing wall and installation of RSJ
Reference: 19/0064/IN

Building Control

Deposit Date: 28.04.2019 Rewire of all circuits
Reference: 19/NAP00141/NAPIT

Building Control

Deposit Date: 10.01.2019 Install a gas-fired boiler
Reference: 24/FEN00802/GASAFE

Application Number	24/2348/HOT
Address	30 Chase Gardens, Twickenham TW2 7PB
Proposal	Rear Outbuilding (Garage/Gym Relocation to Rear Garden)
Contact Officer	Phil Shipton
Target Determination Date	18/11/2024

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 consists of a two-storey semi-detached dwellinghouse, located on the western side of Chase Gardens.

The application site is situated within Whitton and Heathfield Village and is designated as:

- Area Susceptible To Groundwater Flood - Environment Agency
- Article 4 Direction Basements
- Community Infrastructure Levy Band - Low
- Critical Drainage Area - Environment Agency
- Floodzone 2
- Increased Potential Elevated Groundwater
- Risk of Flooding from Surface Water 1 in 100 chance - Environment Agency
- Risk of Flooding from Surface Water 1 in 1000 chance - Environment Agency
- Risk of Flooding from Surface Water 1 in 30 chance - Environment Agency
- Surface Water Flooding (Area Less Susceptible to) - Environment Agency
- Surface Water Flooding (Area Susceptible to) - Environment Agency
- Take Away Management Zone
- Village Character Area - East of Hall Farm Drive - Area 3 Whitton & Heathfield Village Planning Guidance Page 23 CHARAREA01/03/01

3. DESCRIPTION OF THE PROPOSAL AND ANY RELEVANT PLANNING HISTORY

The proposed development comprises the relocation of the existing garage to the rear south-eastern corner of the subject property. No changes are proposed to the garage, as shown in the submitted drawing package.

An application for a single-storey rear extension projecting 6.0m beyond the rear wall for the full width of the subject dwellinghouse, was granted permission on the 24th October 2024 (Ref 24/2348/HOT). This approval relies on the removal/relocation of the garage of which this application seeks.

There is no other 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
- 14. Meeting the challenge of climate change, flooding and coastal change

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
- D11 Safety, security and resilience to emergency
- 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
Infill, Backland and Backgarden Development	LP39	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
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Supplementary Planning Documents

House Extension and External Alterations
Residential Development Standards
Village Plan - Whitton and Heathfield

These policies can be found at:

https://www.richmond.gov.uk/services/planning/planning_policy/local_plan/supplementary_planning_documents_and_guidance

Other Local Strategies or Publications

Other strategies or publications material to the proposal are:

Community Infrastructure Levy
Strategic Flood Risk Assessment 2021

Biodiversity Net Gain

Biodiversity net gain became mandatory for minor developments on applications made from 2nd April 2024. This application is exempt from mandatory biodiversity net gain on the grounds that is a householder application.

6. EXPLANATION OF OFFICER RECOMMENDATION

The key issues for consideration are:

- i Design and impact on local character
- ii Impact on neighbour amenity
- iii Flood Risk
- iv Fire Safety

i Design and impact on 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.

Policy LP39 of the Local Plan identifies a presumption against loss of back gardens due to the need to maintain local character, amenity space and biodiversity... Development on back garden sites must be more intimate in scale and lower than frontage properties.

The proposal involves the re-location of the existing garage from its current position at the end of the shared driveway to the rear of the property. The rear yard area of the subject property is largely covered by grass, with no notable trees.

It is common for properties within the surrounding area to house garages at the end of the shared driveway or outbuildings/sheds at the rear of the property. The proposed shed will locate next to an existing outbuilding at No.28 Chase Gardens to the north and a range of smaller sheds at the rear of No.29 Alton Gardens to the west. As such, the re-location of the existing garage to the rear of the subject property is not out of character for the area.

The rear yard retains a significant portion of outdoor living and green space.

In view of the above, the proposal complies with the aims and objectives of policies LP1 and LP39 of the Local Plan and policies 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 proposed garage is to be unchanged. There are no windows facing the property immediately to the north, No.28. Very small windows occur on the southern and western side of the garage, however, are of a size not to permit passive overlooking when in the garage.

The garage bulk and scale relative to the boundary fences is shown in Drawing 032, where the large proportion of the garage is screened except for the roof area, consisting of the existing corrugated roof tiles and painted concrete wall. Co-locating the existing garage with other neighbouring garage/shed/outbuildings at the rear of the property will likely improve amenity for neighbouring residents, reducing any existing visual amenity impacts.

In view of the above, the proposal complies with the aims and objectives of policies LP8 of the Local Plan and policies 46 of the Publication Local Plan.

iii Flood Risk

Local Plan Policy LP21 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. Unacceptable developments and land uses will be refused in line with national policy and guidance.*

The site is designated within Flood Zone 2.

A Flood Risk Assessment has been submitted. The assessment identifies the following mitigating measures:

- Rainwater collected from the roof of the garage will be directed to a soakaway in the rear garden subject to soil infiltration tests.
- New external hard surface areas will have porous paving.
- All floor levels within proposed will be set no lower than the existing levels.

The assessment includes other mitigation measures as it relates to the rear extension, Ref 24/2348/HOT. The proposal is considered consistent with Policy LP21 of the Local Plan.

v Fire Safety

Policy D12 of the London Plan requires the submission of a Fire Safety Statement on all planning applications. A Fire Strategy Statement was submitted. A condition will be included to ensure this is adhered to on an ongoing basis.

The materials proposed are to match existing and will need to be Building Regulations compliant. 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.

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 /~~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): PSH

Dated: 28/10/2024

I agree the recommendation:

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

Dated: ...15/11/2024.....

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

U0095270	Composite Informative
U0095271	NPPF Approval - Para.38-42
BNG02	Biodiversity Gain Plan No Pre-Approval