

Application reference: 24/2370/HOT

WEST TWICKENHAM WARD

Date application received	Date made valid	Target report date	8 Week date
20.09.2024	23.09.2024	18.11.2024	18.11.2024

Site:
257 Staines Road, Twickenham, TW2 5AY,

Proposal:
Erection of a ground floor rear extension, replacement of windows, demolition of existing garage

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

APPLICANT NAME

Mr Dmytro Oliinyk
257 Staines Road
Twickenham
Richmond Upon Thames
TW2 5AY
United Kingdom

AGENT NAME

Mrs Renata Brukiene
30 ST. KATHERINES ROAD
ERITH
- None -
DA18 4DS
United Kingdom

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

Consultations:
Internal/External:
Consultee

Expiry Date

Neighbours:

259 Staines Road,Twickenham,TW2 5AY, - 24.09.2024
255 Staines Road,Twickenham,TW2 5AY, - 24.09.2024

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

<u>Development Management</u>	
Status: PDE	Application:24/2321/PS192
Date:	Hip to gable roof alteration to accommodate loft conversion with rear dormer, front porch and two rooflights to the front of the existing roof
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<u>Development Management</u>	
Status: PDE	Application:24/2370/HOT
Date:	Erection of a ground floor rear extension, replacement of windows, demolition of existing garage
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Building Control

Deposit Date: 16.11.2005

Installed a Gas Boiler

Reference: 06/94547/CORGI

Building Control

Deposit Date: 16.11.2005 Heating (central heating/ room heating/ hot water/ boiler/ controls)
Kitchen

Reference: 07/80274/BRECECA

Building Control

Deposit Date: 24.08.2014 Install a gas-fired boiler

Reference: 14/FEN04257/GASAFE

Building Control

Deposit Date: 30.09.2024 Loft conversion, building porch and remodelling of the 1st floor

Reference: 24/1258/IN

Application Number	24/2370/HOT
Address	257 Staines Road Twickenham TW2 5AY
Proposal	Erection of a ground floor rear extension, replacement of windows, demolition of existing garage
Contact Officer	SHO
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 site in question is a two-storey semi-detached dwellinghouse located on the south side of Staines Road. It is finished with white render and red/brown clay roof tiles.

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 - $\geq 50\%$ $< 75\%$ - SSA Pool ID: 213)
- 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 /)
- Risk of Flooding from Surface Water 1 in 1000 chance - Environment Agency (RoFSW Extent 1 In 1000 year chance - SSA Pool ID: 47128)
- Surface Water Flooding (Area Less Susceptible to) - Environment Agency ()
- 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 (Fulwell Park - Area 3 Twickenham Village Planning Guidance Page 22 CHARAREA13/03/01)
- Ward (West Twickenham Ward)

3. DESCRIPTION OF THE PROPOSAL AND ANY RELEVANT PLANNING HISTORY

The proposal seeks permission for the erection of a ground floor rear extension, replacement of windows, demolition of existing garage.

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

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
- D6 Housing quality and standards
- 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

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	
		Yes	No
Place-based Strategy for Hampton & Hampton Hill Teddington & Hampton Wick Twickenham, Strawberry Hill & St Margarets Whitton & Heathfield Ham, Petersham & Richmond Park Richmond & Richmond Hill Kew Mortlake & East Sheen			
Flood risk and sustainable drainage	8	Yes	No
Local character and design quality	28	Yes	No
Design process	44	Yes	No
Amenity and living conditions	46	Yes	No

Supplementary Planning Documents

Design Quality
House Extension and External Alterations
Village Plan – Twickenham Village

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:

Article 4 Direction Basements
Basement development – Planning Advice Note

6. EXPLANATION OF OFFICER RECOMMENDATION

The key issues for consideration are:

- i Design and impact on heritage assets
- ii Impact on neighbour amenity
- iii Trees
- iv Biodiversity

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.

The proposal seeks the erection of a ground floor rear extension, following the demolition of an existing garage, as well as the changing of all the windows of the existing dwellinghouse. The proposed extension will match the existing dwellinghouse in design and materials and will not dominate the scale and elevation of the existing dwelling house. The new proposed replacement of windows will maintain the shape, size, and design of the current windows on the house.

In view of the above, the proposal complies with the aims and objectives of policies LP1, LP3 and LP4 of the Local Plan and policies 28, 29 and 30 of the Publication Local Plan as supported by the X Conservation Area Statement/Study.

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.

Letters of consultation were sent to relevant neighbouring amenities and no letters of representation were received.

Following discussions, the depth of the proposed extension was amended and reduced to 3.5 metres to limit the sunlight and daylight impact on the neighbouring amenity and for the extension to pass the 45-degree test better on plan.

In light of the above, the proposal is in line with the policies on neighbouring amenity impacts and aligns with Policy LP8 and the SPD on House Extensions and External Elevations.

iii Trees

Policies LP15 and LP16 seek to protect biodiversity and health and longevity of trees, woodland and landscape in the borough. Local Plan policy LP16, subsection 5 requires;

"That trees are adequately protected throughout the course of development, in accordance with British Standard 5837 - Trees in relation to design, demolition and construction, Recommendations (2012)."

In view of the above, the proposal complies with the LP15 and LP16. As no trees are harmed or impacted through the proposal.

iv Biodiversity

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.

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

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): SHO Dated: 06/11/2024

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: