

Application reference: 24/2369/HOT
ST MARGARETS AND NORTH TWICKENHAM WARD

Date application received	Date made valid	Target report date	8 Week date
19.09.2024	26.09.2024	21.11.2024	21.11.2024

Site:

12 Chudleigh Road, Twickenham, TW2 7QR,

Proposal:

Alterations to the existing rear extension roof, to be made flat with a roof lantern, and 3x new windows. New proposed patio.

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

APPLICANT NAME

Jerome Chari
12 Chudleigh Road
Twickenham
Richmond Upon Thames
TW2 7QR

AGENT NAME

Miss Mackenzie Petcher
85 Uxbridge Road
Ealing Cross
London
W5 5BW
United Kingdom

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

Consultations:

Internal/External:

Consultee

Expiry Date

Neighbours:

2 Russell Road, Twickenham, TW2 7QT, - 26.09.2024
10 Chudleigh Road, Twickenham, TW2 7QR, - 26.09.2024
14 Chudleigh Road, Twickenham, TW2 7QR, - 26.09.2024

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

Development Management

Status: GTD Application: 01/3105
Date: 22/01/2002 Two Storey Side Extension.

Development Management

Status: GTD Application: 04/2629/HOT
Date: 08/09/2004 Proposed Erection Of Rear Conservatory

Development Management

Status: GTD Application: 24/0067/PS192
Date: 05/03/2024 Loft conversion with rear dormer and juliet balcony

Building Control

Deposit Date: 20.02.2002 Two storey side extension
Reference: 02/0313/FP

Building Control

Deposit Date: 02.10.2003 Demolition of existing house and garages. Erection of 5 No. One bedroom flats on three floors and a 1 No. Single storey bungalow (Now known as: Flats 1-5 (incl) 2 Chudleigh Road and 2A Chudleigh Road, Twickenham TW2 7QR) (June 2004 returns)

Reference: 03/1925/FP

Building Control

Deposit Date: 13.08.2004 Single storey rear extension and WC cloakroom

Reference: 04/1700/BN

Building Control

Deposit Date: 01.03.2009 4 Windows

Reference: 09/FEN00465/FENSA

Application Number	24/2369/HOT
Address	12 Chudleigh Road, Twickenham TW2 7 QR
Proposal	Alterations to the existing rear extension roof, to be made flat with a roof lantern, and 3x new windows. New proposed patio.
Contact Officer	TWL
Target Determination Date	21 November 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 is 12 Chudleigh Road, Twickenham. The site contains a single two storey semi detached dwelling.

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

- Area Susceptible To Groundwater Flood - Environment Agency (Superficial Deposits Flooding - >= 50%)
- Area Susceptible To Groundwater Flood - Environment Agency (Superficial Deposits Flooding - >= 75% - SSA Pool ID: 339)
- Article 4 Direction Basements (Article 4 Direction - Basements / Ref: ART4/BASEMENTS / Effective from: 18/04/2018)
- Community Infrastructure Levy Band (Higher)
- Critical Drainage Area - Environment Agency (Twickenham [Richmond] / Ref: Group8_001 /)
- Floodzone 2 (Fluvial Models)
- Increased Potential Elevated Groundwater (GLA Drain London)
- Main Centre Buffer Zone (Twickenham Town Centre Boundary Buffer Zone)
- Risk of Flooding from Surface Water 1 in 1000 chance - Environment Agency (RoFSW Extent 1 In 1000 year chance - SSA Pool ID: 31891)
- Surface Water Flooding (Area Less Susceptible to) - Environment Agency ()
- Surface Water Flooding (Area Susceptible to) - Environment Agency ()
- Take Away Management Zone (Take Away Management Zone)
- Village (Twickenham Village)
- Village Character Area (Heatham Estate (incl. Richmond upon Thames College & The Stoop) - Area 16 Twickenham Village Planning Guidance Page 48 CHARAREA13/16/01)
- Ward (St. Margarets and North Twickenham Ward)

3. DESCRIPTION OF THE PROPOSAL AND ANY RELEVANT PLANNING HISTORY

The proposed development comprises alterations to the existing rear extension roof to be made flat with a roof lantern, three new side windows, and a new patio.

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

as follows:

- 01/3105 – Two storey side extension. Granted 22/01/2002
- 04/2629/HOT – Erection of rear conservatory. Granted 08/09/2004.

4. CONSULTATIONS CARRIED OUT

The list of neighbours notified of this application are listed above.

No letters of representation were received.

No letters of objection or support have been 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
- D6 Housing quality and standards
- 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	Ne
Impact on Amenity and Living Conditions	LP8	Yes	Ne
Impact on Flood Risk and Sustainable Drainage	LP21	Yes	Ne

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
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

House Extension and External Alterations
Residential Development Standards
Village Plan – Twickenham

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:

- i Design
- ii Impact on neighbour amenity
- iii Fire Safety
- iv Flood Risk

i Design

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 proposed extension would replace the existing single storey rear extension (conservatory). The overall layout of the proposed rear extension is considered acceptable as it will appear subservient to the host dwelling making it appear as an obvious addition. The footprint of the rear extension will remain the same as the existing extension.

The proposed rear extension, due to its overall design and size, is considered not to dominate the dwellinghouse, harmonising and integrating with its appearance. This is further enhanced by the use of materials that would match the existing materials.

Furthermore, it is noted there are similar rear/infill extensions located within the surrounding area, and therefore the proposal is not considered to be out of character.

In view of the above, the proposed rear/side extension is considered acceptable in design and therefore, it is in line with Policy LP 1 of the Local Plan (2018) and the SPD on Housing Extensions and External Alterations (2015).

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 states that in the case of a semi-detached dwelling, extensions should not exceed 3.5 metres in depth. Where a proposal exceeds this, the eaves should be limited to 2.2 metres to mitigate detriment to neighbour amenity in terms of overbearing and visual obstruction. However, it states that the final test of acceptability will be based on the circumstances of the subject site itself. In this instance, the rear extension extends 3.5 metres beyond the original rear wall. The eaves height is proposed to be approximately 3 metres in height.

The properties likely to be affected by the proposal are Nos. 10 and 14 Chudleigh Road.

14 Chudleigh Road

The proposed extension does not exceed the prescribed 3.5 metres from the original rear wall. The eaves are proposed to be limited at 3 metres. It is noted that No. 14 Chudleigh Road contains a rear extension that is estimated to be approximately 3m in height at the boundary. On this basis, the proposed rear extension would not cause significant loss of daylight/sunlight, or privacy issues. No windows are proposed along the wall of the extension and would not further stress the existing situation on site of mutual overlooking.

10 Chudleigh Road

It is noted that this property is separated by an accessway, reducing any possible loss of amenity. Three new windows are proposed along the wall facing this property. The submitted plans note that they are above 1.7m in height and will therefore be obscure glazing and non-openable. On this basis, the proposal will not result in loss of daylight/sunlight, or privacy issues.

In terms of the proposed patio, it appears that there is an existing raised patio. The proposed patio at a height of 240mm will not create additional privacy concerns to either property.

In view of the above, the scheme is considered to meet the aims and objectives of Policy LP 8 of the Local Plan (2018) and the House Extensions and External Alterations SPD (2015).

iii Flood risk

Chapter 14 of the NPPF specifies that site-specific flood risk assessments are required for development in Flood Zones 2 and 3 and that in Flood Zone 1, assessments should only be provided for sites of 1 hectare or more; land which has been identified by the Environment Agency as having critical drainage problems; land identified in a strategic flood risk assessment as being at increased flood risk in future; or land that may be subject to other sources of flooding, where its development would introduce a more vulnerable use. Paragraph 168 states that minor development, including householder development, should provide flood risk assessments if required, but should not have to apply the sequential or exception tests.

Policy D11 of the London Plan states that 'development proposals should maximise building resilience and minimise potential physical risks, including those arising as a result of extreme weather, fire, flood and related hazards.'

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.

The site is within Flood Zone 2 and a Critical Drainage Area. As such, the applicant has provided a completed Environment Agency Flood Risk Assessment and has confirmed that floor levels for the extension will match the existing dwelling floor levels.

The Flood Risk Assessment provided is considered to adequately address flood concerns and is therefore considered to be appropriately mitigated, and therefore complies with Chapter 14 of the NPPF, policy D11 of the London Plan and policy LP21 of Local Plan.

iv Fire Safety

Policy D12 Fire Safety of the London Plan Part A requires all development to demonstrate the highest levels of fire safety. All non-major applications require the submission of a Fire Safety Strategy, unless reasonable exemption has been demonstrated.

The applicant has submitted a Fire Safety Strategy which is considered to adequately address the relevant criteria of Policy D12.

Any work carried out will need to fully comply with Building Regulations. This permission is not a consent under the Building Regulations.

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): TWL

Dated: 29/10/2024

I agree the recommendation: TFA

~~Team Leader/Head of Development Management/Principal Planner/Senior Planner~~

Dated:21/11/2024.....

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: