

Application reference: 24/2450/HOT SOUTH TWICKENHAM WARD

Date application received	Date made valid	Target report date	8 Week date
30.09.2024	30.09.2024	25.11.2024	25.11.2024

Site:

52 Strawberry Vale, Twickenham, TW1 4SE,

Proposal:

Demolition of existing rear conservatory structure and existing detached single garage to allow for the construction of a new single storey rear extension and a single storey garden studio with attached storage together with the creation of an associated new rear raised patio

APPLICANT NAME

Mr & Ms Boquan & Jia Li & Ma
52 Strawberry Vale
Twickenham
Richmond Upon Thames
TW1 4SE

AGENT NAME

Mr Russell Hunt
19 Batcliffe Drive
Leeds
LS6 3QB

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

Consultations:

Internal/External:

Consultee

LBRuT Lead Local Flood Authority
LBRUT Transport
Environment Agency

Expiry Date

30.10.2024
30.10.2024
06.11.2024

Neighbours:

Wardens Flat Graham Hall, St Marys College, 268 Waldegrave Road, Twickenham, TW1 4SX, - 03.10.2024
Graham Hall, St Marys College, 268 Waldegrave Road, Twickenham, TW1 4SX, - 03.10.2024
50 Strawberry Vale, Twickenham, TW1 4SE, - 03.10.2024
54 Strawberry Vale, Twickenham, TW1 4SE, - 03.10.2024

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

Development Management

Status: GTD Application: 02/3853
Date: 13/02/2003 Formation Of Gable Roof Extension.

Development Management

Status: REF Application: 16/3966/HOT
Date: 09/02/2017 Demolition for existing conservatory. Erection of single-storey rear extension. Extension to existing garage to form habitable room and storage. Installation of decking to rear.

Development Management

Status: GTD Application: 21/2112/HOT
Date: 07/09/2021 Demolition of existing rear conservatory structure and existing detached single garage to allow for the construction of a new single storey rear extension and a single storey garden studio with attached storage together with the creation of an associated new rear raised patio.

Development Management

Status: REF Application: 21/2112/DD01
Date: 25/10/2022 Details pursuant to condition U0108857 - Drainage Strategy, of planning permission 21/2112/HOT.

Building Control

Deposit Date: 03.04.2003 Loft conversion.
Reference: 03/0629/BN

Building Control

Deposit Date: 05.09.2006 Installed a Gas Fire
Reference: 06/93246/CORGI

Building Control

Deposit Date: 14.11.2006 Extension to circuit (in kitchen special location/ installation) Garden Lighting circuit

Reference: 07/73787/NICEIC

Building Control

Deposit Date: 28.08.2014 Install a gas-fired boiler Install a vented hot water storage vessel
Reference: 14/FEN03666/GASAFE

Building Control

Deposit Date: 14.03.2017 Install one or more new circuits
Reference: 17/NIC00761/NICEIC

Application Number	24/2450/HOT
Address	52 Strawberry Vale, Twickenham, TW1 4SE
Proposal	Demolition of existing rear conservatory structure and existing detached single garage to allow for the construction of a new single storey rear extension and a single storey garden studio with attached storage together with the creation of an associated new rear raised patio
Contact Officer	TWL
Target Determination Date	25 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 application site is a semi-detached two storey property on the western side of Strawberry Vale. The site is in Strawberry Hill Village. The site is in the Michelham Gardens Character Area 8 in the Strawberry Hill Village Planning Guidance. It is in the South Twickenham Ward and subject to the below constraints:

- Area Benefiting Flood Defence - Environment Agency. (Areas Benefiting from Defences)
- Area Susceptible to Groundwater Flood - Environment Agency
- 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 /)
- Floodzone 2 (Fluvial / Tidal Models)
- Floodzone 2 (Fluvial Models)
- Floodzone 3 (Tidal Models)
- Increased Potential Elevated Groundwater (GLA Drain London)
- Risk of Flooding from Surface Water 1 in 1000 chance - Environment Agency (RoFSW Extent 1 In 1000 year chance - SSA Pool ID: 38244)
- SFRA Zone 3a High Probability (Flood Zone 3)
- 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)
- Ward (South Twickenham Ward)

3. DESCRIPTION OF THE PROPOSAL AND ANY RELEVANT PLANNING HISTORY

The proposed development comprises the demolition of the existing rear conservatory structure and existing detached single garage to allow for the construction of a new single storey rear extension and a single storey garden studio with attached storage together with the creation of an associated new rear raised patio.

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

16/3966/HOT. Refused 09/02/2017 - Demolition for existing conservatory. Erection of single-storey rear extension. Extension to existing garage to form habitable room and storage. Installation of decking to rear.

The reason for refusal was by reason of its scale (in particular its depth and height) and siting on the boundary would result in a visually intrusive and overbearing form of development which would be detrimental to the amenity of the residents of no. 50 Strawberry Vale. The proposal would therefore be contrary to the Council's Local Plan, namely policies CP7 of the Core Strategy 2009; DM DC5 of the Development Management Plan 2011; and the adopted Supplementary Planning Document 'House Extensions and External Alterations' 2015; and Policy LP8 of the Local Plan (Publication version for consultation January - February 2017).

21/2112/HOT. Granted 07/09/2024 - Demolition of existing rear conservatory structure and existing detached single garage to allow for the construction of a new single storey rear extension and a single storey garden studio with attached storage together with the creation of an associated new rear raised patio.

This proposal was granted on the basis the scale was reduced and therefore overcame the reasons for refusal of 16/3966/HOT. It is noted that the current proposal is identical to 21/2112/HOT and is proposed on the basis the development approved under 21/2112/HOT did not commence within the 3 years required by condition of that permission.

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	No
Impact on Amenity and Living Conditions	LP8	Yes	No
Impact on Flood Risk and Sustainable Drainage	LP21	Yes	No
Parking Standards and Servicing	LP45	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
Sustainable travel choices, Vehicular Parking, Cycle Parking, Servicing and Construction Logistics Management	47, 48	Yes	No

Supplementary Planning Documents

Design Quality
Transport SPD (2020)
House Extension and External Alterations
Village Plan - Strawberry Hill 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

Strategic Flood Risk Assessment 2021

6. EXPLANATION OF OFFICER RECOMMENDATION

The key issues for consideration are:

- i Design
- ii Impact on neighbour amenity
- iii Fire Safety
- iv Flood Risk
- v Parking
- vi Use – Ancillary to Host Dwelling

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.

Rear Extensions

The proposed rear extension would project 3m from the rear of the building. It would run the depth of half the rear of the property. It is modest in size and scale and would adequately complement the host house, appearing subservient and within character of the area.

Garden Room

The proposed garden room would be 2.5m high at the eaves with a pitched aspect totalling 3.8m high and 9m deep with a 2m deep storage area. The host garden is long. The garden room would run the depth of the adjacent garages. The garden room would border an alleyway. Its roof design contains a pitch facing the alleyway. There is a good degree of separation between it and neighbouring properties. The design, although unconventional fits within the context of the site.

Patio

The patio would be small in scale in terms of its height and would not materially alter the levels of the rear garden changing its appearance.

Materials

The House Extensions and Alterations SPD sets out that “external materials should normally match those already found on the house.” The proposed materials would match that of the existing property.

In view of the above, the proposal complies with the aims and objectives of policy LP1 of the Local Plan and policy 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 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.

No. 50 Strawberry Vale

21/2112/HOT concluded that the proposal was considered consistent with the SPD's guidelines. It would be modest in terms of its size and scale. The current proposal has not changed the nature of the proposal and is therefore considered that it is also consistent with the SPD. On this basis, the proposal is not considered to result in amenity impacts on No.50 such as overbearing or create a sense of enclosure. No privacy effects are anticipated.

The garden room is sited away from the boundary of no 50 and would not impact on views or generate overshadowing. The patio is low in height. Overall, it is not considered that the development would give rise to adverse neighbour amenity impacts.

No. 54 Strawberry Vale

No 54 is located to the south. The sites are separated by an alleyway. The single storey rear extension is sited away from the southern boundary. The proposed garden room would run along the border with the alleyway alongside existing garages. Its scale is modest. Given the siting of the properties and the nature of the proposal, adverse neighbour amenity impacts (overshadowing, privacy or visual amenity) are not anticipated.

Overall, it is considered that the proposed scheme would not cause an unreasonable impact on the current amenity enjoyed by the adjoining properties at No.50 and No.52 Strawberry Vale. The proposal is therefore considered acceptable and complies with Policy LP8 and the House Extensions and External Alterations SPD.

iii Fire Safety

London Plan Policy D12 requires the submission of a Fire Safety Statement on all planning applications. The need for a fire statement became a policy requirement with the recent adoption of the new London Plan. Policy D12A states:

In the interests of fire safety and to ensure the safety of all building users, all development proposals must achieve the highest standards of fire safety and ensure that they:

- 1) identify suitably positioned unobstructed outside space: a) for fire appliances to be positioned on b) appropriate for use as an evacuation assembly point*
- 2) are designed to incorporate appropriate features which reduce the risk to life and the risk of serious injury in the event of a fire; including appropriate fire alarm systems and passive and active fire safety measures*
- 3) are constructed in an appropriate way to minimise the risk of fire spread*
- 4) provide suitable and convenient means of escape, and associated evacuation strategy for all building users*
- 5) develop a robust strategy for evacuation which can be periodically updated and published, and which all building users can have confidence in*
- 6) provide suitable access and equipment for firefighting which is appropriate for the size and use of the development.*

A Fire Safety Statement dated September 2024 has been prepared by Russel Hunt Architects. It is considered that this is adequate to meet the requirements of D12A.

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.

iv Flood Risk

LP 21 Flood Risk and Sustainable Drainage outlines 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 in an area with a high probability of Flood Risk. It is in Flood Risk Zone 3a. furthermore it is also in a Critical Drainage Area and an Area Susceptible to Surface Water Flooding. A Flood Risk Assessment dated September 2024 has been submitted. The Environment Agency have been consulted and raised no objection to the proposal. The Council's LLFA have also been consulted on these proposals. A Drainage Strategy is required to support this scheme which will need to be submitted and approved by the Council prior to the commencement of any development. This is necessary in order to ensure that the development would not generate any negative impacts on pluvial or fluvial flood risk on both the site itself and its immediate area.

Given the above, the proposal is considered to be consistent with LP21 of the Local Plan and Policy 8 of the Publication Plan.

v Parking

LP 45 Parking Standards and Servicing sets out that “the Council will require new development to make provision for the accommodation of vehicles in order to provide for the needs of the development while minimising the impact of car based travel including on the operation of the road network and local environment.”

The Transport SPD 2020 outlines that “dimensions for new or re-built garages are 3.0 x 6.0m. The measurements are clear internal dimensions and will allow most vehicles to park and the doors to open sufficiently for passengers to alight.” The garage is of a sufficient size to accommodate modern day vehicles. However, the host property benefits from a driveway where cars can be parked. Stress on local off-street parking would not be generated. As such, there is no objection to the loss of the garage and the proposal is

considered consistent with Policy LP45 of the Local Plan and Policies 47 and 48 of the Publication Plan.

vi Use – ancillary to host dwelling

The outbuilding must not be used other than as ancillary to the use of the existing dwelling house. It must not be used as a separate self-contained dwelling. A Statement of Use dated September 2024 has been supplied which confirms that This statement is to confirm that the new garden studio building proposed as part of this application will be used purely as incidental to the enjoyment of the main dwelling house and will be solely for the personal enjoyment of the occupants of the property. This aspect of the scheme will also be subject to a condition and is therefore acceptable.

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 | <input type="checkbox"/> |
| 2. | PERMISSION | <input checked="" type="checkbox"/> |
| 3. | FORWARD TO COMMITTEE | <input type="checkbox"/> |

This application is CIL liable	<input type="checkbox"/> YES*	<input checked="" type="checkbox"/> NO
	(*If yes, complete CIL tab in Uniform)	

This application requires a Legal Agreement	<input type="checkbox"/> YES*	<input checked="" type="checkbox"/> NO
	(*If yes, complete Development Condition Monitoring in Uniform)	

This application has representations online (which are not on the file)	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO
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This application has representations on file	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO
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Case Officer (Initials): TWL

Dated: 7 November 2024

I agree the recommendation: SGS

Senior Planner

Dated:22/11/24.....

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: