

**Application reference: 24/2396/HOT**  
**ST MARGARETS AND NORTH TWICKENHAM WARD**

Date application received	Date made valid	Target report date	8 Week date
24.09.2024	01.10.2024	26.11.2024	26.11.2024

**Site:**

37 Gordon Avenue, Twickenham, TW1 1NH,

**Proposal:**

Proposed shed to securely store bicycles and bins

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

**APPLICANT NAME**

Mr Scott Murray  
37 Gordon Avenue  
Twickenham  
Middlesex  
TW1 1NH  
United Kingdom

**AGENT NAME**

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

**Consultations:**

**Internal/External:**  
**Consultee**

**Expiry Date**

**Neighbours:**

36 Ailsa Avenue, Twickenham, TW1 1NG, - 03.10.2024  
35 Gordon Avenue, Twickenham, TW1 1NH, - 03.10.2024  
39 Gordon Avenue, Twickenham, TW1 1NH, - 03.10.2024

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

Development Management

Status: GTD

Date: 27/10/2023

Application: 23/2397/HOT

The erection of a single storey side and rear extension creating a wraparound extension. 1x skylight on the roof of proposed extension and crittal style doors on rear elevation. Removing the chimney stack on the rear chimney.

Development Management

Status: GTD

Date: 19/10/2023

Application: 23/2398/PS192

The erection of an I-shape dormer loft conversion with 2 velux windows on the front elevation and 2 windows on the rear elevation.

Development Management

Status: PDE

Date:

Application: 24/2396/HOT

Proposed shed to securely store bicycles and bins

Building Control

Deposit Date: 08.12.2004

Single storey side extension

Reference: 04/2477/BN

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Building Control

Deposit Date: 02.05.2019      Install a gas-fired boiler

Reference: 19/FEN01770/GASAFE

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Building Control

Deposit Date: 11.10.2023      Structural alterations to form through room and the removal of chimney  
breasts at ground and first floor levels

Reference: 23/1522/BN

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Building Control

Deposit Date: 20.12.2023      Install replacement windows in a dwelling

Reference: 24/FEN00107/FENSA

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Building Control

Deposit Date: 16.01.2024      Single storey side and rear extension and structural opening in ground floor  
spine wall

Reference: 24/0058/BN

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Building Control

Deposit Date: 05.10.2024      Install a replacement consumer unit New full electrical installation (new build)

Reference: 24/NIC03660/NICEIC

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<b>Application Number</b>	<b>24/2396/HOT</b>
<b>Address</b>	37 Gordon Avenue Twickenham TW1 1NH
<b>Proposal</b>	Proposed shed to securely store bicycles and bins
<b>Contact Officer</b>	Alice Murphy
<b>Target Determination Date</b>	26/11/2024

## 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 has 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, 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 mid-terrace dwellinghouse, located on the south side of Gordon Avenue.

The application site is situated within Character Area 7 of the St Margarets Village planning guidance and is designated as:

- Article 4 Direction – restricting basement development
- Area Susceptible to Groundwater Flood - Environment Agency
- Increased Potential Elevated Groundwater
- Throughflow Catchment Area (Throughflow and Groundwater Policy Zone)

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

The application seeks the construction of a single storey side/ rear extension, creating a wraparound extension and replacing the existing infill extension. The application also proposes to remove the chimney stack on the rear outrigger.

Relevant planning history for the site includes:

- **23/2398/PS192** - The erection of an I-shape dormer loft conversion with 2 velux windows on the front elevation and 2 windows on the rear elevation. **Granted.**
- **23/2397/HOT** - The erection of a single storey side and rear extension creating a wraparound extension. 1x skylight on the roof of proposed extension and crittal style doors on rear elevation. Removing the chimney stack on the rear chimney. **Granted.**

## 4. CONSULTATIONS CARRIED OUT

### Public consultation

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

No representations were received.

## 5. MAIN POLICIES RELEVANT TO THE DECISION

### **NPPF (2023)**

The key chapters applying to the site are:

#### 4. Decision-making

These policies can be found at:

[https://assets.publishing.service.gov.uk/media/669a25e9a3c2a28abb50d2b4/NPPF\\_December\\_2023.pdf](https://assets.publishing.service.gov.uk/media/669a25e9a3c2a28abb50d2b4/NPPF_December_2023.pdf)

## London Plan (2021)

The main policies applying to the site are:

Policy D3 Delivering good design  
Policy D12 Fire safety  
Policy S112 Flood Risk Management  
Policy S113 Sustainable Drainage

These policies can be found at: [https://www.london.gov.uk/sites/default/files/the\\_london\\_plan\\_2021.pdf](https://www.london.gov.uk/sites/default/files/the_london_plan_2021.pdf)

## 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
Flood Risk	LP21	Yes	No

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) and its supporting documents, including all the Regulation 18 representations received, was considered at Full Council on 27 April. Approval was given to consult on the Regulation 19 Plan and, further, to submit the Local Plan to the Secretary of State for Examination in due course. The Publication Version Local Plan, including its accompanying documents, have been published for consultation on 9 June 2023. Together with the evidence, the Plan is a material consideration for the purposes of decision-making on planning applications.

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 Local Plan to be sound and legally compliant, officers and Councillors should accord the policies and allocations relevant weight in the determination of applications taking account of the extent to which there are unresolved objections to relevant policies. Note that it was agreed by Full Council that no weight will be given to Policy 4 in relation to the increased carbon offset rate, and therefore the existing rate of £95/t will continue to be applied; in addition, no weight will be given to Policy 39 in relation to the 20% biodiversity net gain requirement at this stage; all other aspects and requirements of these policies will apply.

The main policies applying to the site are:

Issue	Reg 19 Local Plan
Local Character and Design Quality	28
Impact on Amenity and Living Conditions	46
Flood Risk and Sustainable Drainage	8

These policies can be found at  
[https://www.richmond.gov.uk/media/fomccpcf/publication\\_local\\_plan\\_low\\_resolution.pdf](https://www.richmond.gov.uk/media/fomccpcf/publication_local_plan_low_resolution.pdf)

## Supplementary Planning Documents

House Extension and External Alterations  
St Margarets 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)

## Other Local Strategies or Publications

Other strategies or publications material to the proposal are:  
Article 4 Direction – restricting basement development

## 6. EXPLANATION OF OFFICER RECOMMENDATION

The key issues for consideration are:

- i Design
- ii Impact on Neighbour Amenity
- iii Flood Risk
- iv Fire Strategy

### Issue 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 of the area. Proposals should demonstrate an understanding of the site and how it relates to its existing context, including character and appearance, and take opportunities to improve the quality and character of buildings, spaces and the local area.*

The application is for the erection of a bike storage unit located within the front garden. The proposed store will be located parallel to the side boundary shared with no.35 and will be constructed with brickwork to match the existing dwellinghouse, and the doors and roof will be timber slats. The store will measure 3.13m deep and 1.1m wide with a maximum height of 1.2m sloping to 1.1m. The structure will appear visually subservient to the main house.

When considering the surrounding character, the street is characterised by predominantly terraced houses with low front boundary walls and foliage. Whilst bin stores are not a common feature along the row, there are isolated examples in the streetscape and the proposed is consistent with the SPD and is not considered to be harmful to the surrounding streetscape.

The proposal is considered acceptable in regard to LP1 and Council SPD for Housing Extensions and External Alterations.

### Issue ii- Impact on Neighbour Amenity

*Policy LP8 requires all development to protect the amenity and living conditions for occupants of new, existing, adjoining and neighbouring properties. This includes ensuring adequate light is achieved, preserving privacy and ensuring proposals are not visually intrusive.*

The proposed bike storage unit would be of an appropriate height not to unduly impact neighbouring dwellings including their private amenity spaces. As such, the unit would not result in a loss of light, nor present as visually intrusive to any neighbouring property. The proposal is not considered to result in noise or disturbance to any neighbouring occupier given that the site will remain in use as a dwellinghouse within a residential area. As such, the proposal would not result in overlooking or loss of privacy to any neighbouring occupiers.

Overall, the proposed storage unit is not considered to harm the enjoyment of neighbouring buildings or external areas. In view of the above, the proposal would comply with the aims and objectives of policy LP8.

### Issue iii – Flood Risk

*Policy LP 21 of the Local Plan states '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 located within an area subject to groundwater flooding, and throughflow catchment zone. The works relate to a bin store in the front yard above ground only, therefore works are not considered to exacerbate ground water flooding.

### Issue iv – Fire Safety

A Fire Safety Statement was submitted with the application and was received 27<sup>th</sup> September 2024. A condition will be included to ensure this was 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. A separate application should be made for Building Regulation requirements. 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 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  YES  NO  
(which are not on the file)

This application has representations on file  YES  NO

Case Officer (Initials): ...AMU..... Dated: .....25/10/2024.....

**I agree the recommendation: TFA**

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

Dated: .....25/11/2024.....

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: .....

<b>REASONS:</b>
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<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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U0095126	NPPF APPROVAL - Para. 38-42
U0095127	Composite Informative
BNG02	Biodiversity Gain Plan No Pre-Approval