

Planning Statement

Site: 116 Colne Road Twickenham TW2 6QN

The Property

The property is a single family end of terrace, double-fronted dwelling on two floors situated to the north of Twickenham Green. It is characterised by painted render walls with slate roofs and protruding chimneys. Other features include a driveway and tiled porch.

The house comprises of a ground floor front reception room, a living room to the west, a conservatory leading from the living room, and a kitchen / breakfast room to the rear. The first floor is accessed via a staircase to 4 bedrooms and one bathroom.

Rationale for the planning application

The property is occupied by a family of four, including two young children, and the family regularly hosts overnight guests, including elderly relatives. This application intends to address three fundamental shortcomings of the property's current design and configuration as a family home:

- i) Add an additional W/c and shower room on the first floor to relieve the pressure on the existing solitary family bathroom, which is required to serve all four occupants and guests;
- ii) Create a dining area commensurate with a four bed roomed house and suitable with modern family living requirements; and
- iii) Enhance the energy efficiency of the property through replacement of an energy-inefficient conservatory (with limited seasonal use), the removal of the single-glazed rear porch, and the opportunity to upgrade the heating / plumbing systems required for the addition of the shower room.

LPA considerations

The LPA states key issues for consideration:

- i Local character and design quality
- ii Impact on neighbour amenity
- iii Fire Safety
- iv Flood Risk

i Local character and design quality

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 LP28 of the Publication Local Plan requires all development to be of high architectural and urban design quality. The character and heritage of the borough has been identified in the boroughwide characterisation work undertaken as part of the Urban Design Study. The 'places' as identified in the Study will need to be maintained and their character enhanced where opportunities arise. Development proposals will have to demonstrate a thorough 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.

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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.

At ground floor level:

The scale of the proposal would be commensurate with other extensions within Colne Road with a nominal projection of 1.935m to the boundary with 114 Colne Road and less than the extended ground floor of the adjacent property 120 also being set-in from the boundary of 120.

At first floor:

The raising of the brick party wall provides a physical and perceived barrier to the neighbouring first floor balcony.¹

The SPD guidance states that two-storey rear extensions should not be greater than half the width of the original building to ensure the extension does not over-dominate the building's original scale and character. This guidance has been developed on the principle that the existing rear walls of the property are flush with adjoining property. The proposal is an 855mm wide addition set back 325mm from the rear. The proposal respects the overriding principle by the infilling in a subordinate way such that the main pitch roof and wall below are not altered and therefore the reduced roof level would not dominate the rear of the dwelling and roof profile. The proposed materials would be visually similar to existing.

The addition of the front window is compatible with the existing fenestration pattern and facing materials, providing further light into a dark corridor at present.

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 seeks to protect adjoining properties from visual intrusion, loss of light and privacy. The site is adjoined by no. 114 to the east. The council SPD states that rear extensions "should project no further than 3.0m" in order to prevent a negative impact on neighbour amenity. The proposed rear extension would project 1.935m beyond the rear elevation of no. 114 and therefore not appear visually intrusive or overbearing from neighbouring property.

To the west of the application site is the non-attached property no. 120 that is set back from the boundary and as such is not overshadowed or affected negatively by the proposal.

¹ Note: the applicant is in support of the application 24/2205/HOT for the proposal at 114 Colne Road.

The proposed raising of the existing party wall to screen the existing balcony of 114¹ and enters the spirit of design considered acceptable in terms of neighbour amenity and would be in compliance with the guidance set out in the Council's SPD. The proposal is not considered to detrimentally impact the amenities of any neighbouring occupiers and therefore, is in line with policy LP8 of the Local Plan (2018) and policy 46 of the Publication Local Plan and relevant Supplementary Planning Documents/Guidance.

Policy LP46 of the Publication Local Plan requires proposals to:

- 1. Ensure the design and layout of buildings does not have an unacceptable impact on levels of daylight and sunlight on the host building or neighbouring properties, including gardens and outdoor spaces; where existing daylight and sunlight conditions are already substandard, they should be improved where possible;*
- 2. Ensure that adequate outlooks are provided for new occupants, and that heights, massing and siting of new development retains adequate outlooks for neighbouring occupants, voiding any undue sense of enclosure;*
- 3. Ensure that acceptable standards of privacy are provided and retained, without a diminution of the design quality; development should not result in unacceptable levels of overlooking (or perceived overlooking); balconies should not cause unacceptable overlooking or noise or disturbance to nearby occupiers;*
- 4. Ensure that proposals are not visually intrusive or have an overbearing impact as a result of their height, massing or siting; visual amenity from adjoining sites and from the public realm should not be unacceptably compromised;*
- 5. Ensure there is no harm to the reasonable enjoyment of the use of buildings, gardens and other spaces due to increases in traffic, servicing, parking, noise, light, disturbance, air pollution, odours or vibration or local micro-climate effects;*
- 6. Provide adequate outdoor amenity space for new occupiers in accordance with Policy 13 'Housing Mix and Standards', which is free from excessive noise or disturbance, pollution, odour, sense of enclosure, unacceptable loss of privacy, wind and overshadowing.*

Consideration of overlooking and perception of overlooking is fundamental with the proposed application. To the eastern boundary it is proposed to raise the existing party wall where the adjacent property does not have any windows / doors facing the application site. The proposal to the western boundary is set in by 580 mm.

By the approval of the designed scheme and the inclusion of the raised party wall between 116 and 114 would strive toward achieving the goals of Policy LP46.²

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. Development will be guided to areas of lower risk by applying the 'Sequential Test' as set out in national policy guidance, and where necessary, the 'Exception Test' will be applied. Unacceptable developments and land uses will be refused in line with national policy and guidance.

Whilst the site is within flood zone 1. The proposal is considered to be of minimal consequence. Accordingly, any contribution to flood sources is considered to be minimal and there will be no increase in safety risk to occupants. The proposal is therefore consistent with LP21.

iv Fire Safety

² Note: the applicant is in support of the application 24/2205/HOT for the proposal at 114 Colne Road.

DRAFT DESIGN STATEMENT

London Plan policy D12 requires the submission of a Fire Safety Statement on all planning applications.

A Fire Safety Strategy shall support of the application.

In conclusion, the ground floor rear additional extensions will have no adverse effect on any neighbouring properties. The rear first floor infill addition and alterations will visually improve the rear elevation and remove any perception of overlooking and be commensurate with the adjoining properties and not cause any significant loss of daylight or sunlight to habitable rooms or gardens in neighbouring properties.