

Application reference: 24/2410/HOT WEST TWICKENHAM WARD

Date application received	Date made valid	Target report date	8 Week date
25.09.2024	07.10.2024	02.12.2024	02.12.2024

Site:

226 Lincoln Avenue, Twickenham, TW2 6NW,

Proposal:

First floor side extension and creation of double storey front bay window

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

APPLICANT NAME

Mr Gordon Jephson
226 Lincoln Avenue
Twickenham
Richmond Upon Thames
TW2 6NW

AGENT NAME

Miss Gabby Harding
3 Lions Yard
Tremadoc Road
Clapham
London
SW4 7NQ
United Kingdom

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

Consultations:

Internal/External:

Consultee

Expiry Date

Neighbours:

127 Selkirk Road, Twickenham, TW2 6PT, - 08.10.2024
224 Lincoln Avenue, Twickenham, TW2 6NW, - 08.10.2024
228 Lincoln Avenue, Twickenham, TW2 6NW, - 08.10.2024

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

Development Management

Status: GTD Application: 12/3025/HOT
Date: 17/12/2012 Erection of single storey side and rear extension.

Development Management

Status: GTD Application: 13/4646/HOT
Date: 11/07/2014 Retention of single storey side and rear extension to dwellinghouse.

Building Control

Deposit Date: 04.03.2011 Installed a Gas Fire
Reference: 11/FEN01456/GASAFE

Building Control

Deposit Date: 31.05.2013 Loft conversion, single storey rear and side extension
Reference: 13/1066/IN

Building Control

Deposit Date: 27.09.2013 Installed a Gas Boiler
Reference: 13/FEN08252/GASAFE

Building Control

Deposit Date: 14.01.2014 Circuit alteration or addition in a kitchen/special location
Reference: 14/ELE00044/ELECSA

Building Control

Deposit Date: 10.01.2020 Install replacement window in a dwelling Install replacement door in a dwelling

Reference: 20/FEN00058/FENSA

Building Control

Deposit Date: 04.09.2024 Circuit alteration or addition in a special location

Reference: 24/NIC03474/NICEIC

Enforcement

Opened Date: 05.08.2013 Enforcement Enquiry

Reference: 13/0384/EN/NAP

Enforcement

Opened Date: 22.03.2018 Enforcement Enquiry

Reference: 18/0130/EN/UBW

Application Number	24/2410/HOT
Address	226 Lincoln Avenue, Twickenham TW2 6NW
Proposal	First floor side extension and creation of double storey front bay window
Contact Officer	TWL
Target Determination Date	2 December 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 226 Lincoln Avenue, Twickenham. The site contains a semi-detached two storey dwelling.

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

- Area Proposed for Tree Planting (Site: 30/1/97)
- Area Susceptible to Groundwater Flood - Environment Agency (Superficial Deposits Flooding - >= 50%)
- Article 4 Direction Basements (Article 4 Direction - Basements / Ref: ART4/BASEMENTS / Effective from: 18/04/2018)
- Community Infrastructure Levy Band (Low)
- Take Away Management Zone (Take Away Management Zone)
- Village Character Area (Lincoln Avenue and surrounds - Area 2 Twickenham Village Planning Guidance Page 20 CHARAREA13/02/01)
- Ward (West Twickenham Ward)

3. DESCRIPTION OF THE PROPOSAL AND ANY RELEVANT PLANNING HISTORY

The proposed development comprises a first-floor side extension and creation of double storey front bay window.

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

- 12/3025/HOT. Granted 17/12/2012 - Erection of single storey side and rear extension.
- 13/4646/HOT. Granted 11/07/2014 - Retention of single storey side and rear extension to dwellinghouse.

The above planning permissions relate to the side extension that was constructed and remains on site. The extension was not built in accordance with the approved planning permission 12/3025/HOT. As such, enforcement action was taken, the result of which led to a revised planning application being submitted and granted to authorise the built extension (13/4646/HOT).

The current proposal seeks to create an additional storey above the side extension authorised by 13/4646/HOT.

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

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

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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

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

6. EXPLANATION OF OFFICER RECOMMENDATION

The key issues for consideration are:

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

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.

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 Council's 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. Section 5.2 of the SPD states that: 'Two storey side and 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.'

Section 5.5 of the SPD states that windows are important features, that an inappropriate choice can easily spoil an otherwise satisfactory design and that new windows should maintain a consistent style and detail with those on the existing house.

The proposal would essentially create a two-storey side extension by creating an additional floor above the existing single storey side extension with a hipped roof to match the existing roof. The design is proposed to match the adjoining semi-detached dwelling, so it would essentially appear as a matching pair as shown in the following figures.



Figure 1: existing front elevation



Figure 2: Proposed front elevation

The massing at roof level linking the roof of the annex to the main roof, would mitigate the impact and assist in maintaining the gap between the extension and the adjoining property at 224 Lincoln Avenue, and therefore the streetscape qualities would not be unacceptably compromised. Figures 1 and 2 above helpfully demonstrates how the sense of openness will be maintained.

Turning to treatment of the extension, the proposed materials and appearance of the extension are considered to respond to the character of the host dwelling. Conditions are recommended to consistent materials and finish is implemented.

In terms of the fenestration to the front elevation, this is proposed to be consistent in style to the ground floor bay window and is considered acceptable.

In view of the above, while it is acknowledged that the proposal does not strictly meet all policy guidance, given the unique characteristics of this site the development is considered acceptable in this particular instance. Overall, the proposal sufficiently achieves the aims and objectives of policy LP1 of the Local Plan, policy 28 of the Publication Local Plan and the householder extensions SPD.

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 property considered to be most impacted by the proposal is No.224 Lincoln Avenue. The side extension does not project beyond the rear of the dwelling. The extension includes a side window that is proposed to be opaque. An additional window is also proposed on the rear elevation of the first floor. The location is not expected to result in any loss of privacy to No.224.

It is noted that No.224 has a flank window which will face onto the new extension however this would appear to be opaque glazed and serving a staircase and as such no adverse impact is anticipated in terms of loss of light and/or outlook.

On balance, it is considered that the application would comply with policy LP8 of the Local Plan, Policy 46 of the Publication Plan and the SPD on House Extensions and External Alterations in relation to residential amenity.

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 subject site is located within an area susceptible to groundwater flood, and a critical drainage area as designated by the Environment Agency. In light of the scale and nature of the of development, the proposal is considered to have a minimal impact on flood sources. The applicant has submitted a Householder FRA form confirming that the finished floor levels will be set no lower than the existing dwelling levels. As such no increase in flood risk as a result of the development is anticipated and the proposal is considered consistent with Policy LP21 of the 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: 19 November 2024

I agree the recommendation:

~~Team Leader/Head of Development Management/Principal Planner~~ - EL

Dated: ...02/12/2024.....

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: