



Application reference: 24/2447/HOT
 WHITTON WARD

Date application received	Date made valid	Target report date	8 Week date
30.09.2024	07.10.2024	02.12.2024	02.12.2024

Site:

38 Hazel Close, Twickenham, TW2 7NR,

Proposal:

Demolition of existing garage and construction of garden outbuilding

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

APPLICANT NAME

Louise Carter
 38 Hazel Close
 Twickenham
 Richmond Upon Thames
 TW2 7NR

AGENT NAME

Mr Matthew Hayes
 River Glen
 Dunally Park
 Shepperton
 TW17 8LJ

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

Consultations:

Internal/External:

Consultee

Expiry Date

Neighbours:

- 52 Hazel Close, Twickenham, TW2 7NR, - 08.10.2024
- 30 Hazel Close, Twickenham, TW2 7NR, - 08.10.2024
- 40 Hazel Close, Twickenham, TW2 7NR, - 08.10.2024
- 36 Hazel Close, Twickenham, TW2 7NR, - 08.10.2024

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

Development Management

Status: GTD Application:77/0705

Date:31/08/1977 Erection of a single storey extension at the rear of the premises.

Development Management

Status: GTD Application:79/0312

Date:02/05/1979 Erection of a new detached garage to replace existing.

Development Management

Status: GTD Application:47/0180

Date:22/11/1948 The erection of a garage.

Development Management

Status: GTD Application:05/0721/HOT

Date:05/05/2005 Proposed Front Porch Extension.

Development Management

Status: GTD Application:08/4545/HOT

Date:13/02/2009 First floor rear extension above existing ground floor flat roof extension

Development Management

Status: VOID Application:08/4551/VOID
Date:10/02/2009 First floor rear extension above existing ground floor flat roof extension
Development Management
Status: GTD Application:08/4545/NMA
Date:12/09/2011 First floor rear extension above existing ground floor flat roof extension [Minor amendment application to replace the rear bedroom windows with a Juliette style balcony/doors].
Development Management
Status: PCO Application:24/2447/HOT
Date: Demolition of existing garage and construction of garden outbuilding

Building Control

Deposit Date: 03.06.2009 First floor rear extension
Reference: 09/0844/FP

Building Control

Deposit Date: 29.06.2009 First floor rear extension
Reference: 09/0844/FP/1

Building Control

Deposit Date: 13.10.2011 One or more new circuits Upgrade or alteration to means of earthing
Reference: 11/NIC02311/NICEIC

Building Control

Deposit Date: 19.10.2011 8 Windows
Reference: 12/FEN00395/FENSA

Application Number	24/2447/HOT
Address	38 Hazel Close Twickenham TW2 7NR
Proposal	Demolition of existing garage and construction of garden outbuilding
Contact Officer	ECO
Target Determination Date	02.12.2024

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 comprises a two-storey detached dwellinghouse located on the northern side of Hazel Close. The site is not within a Conservation Area or listed as a Building of Townscape Merit.

The application site is situated within Whitton and Heathfield Village and is designated as:

- Area Susceptible To Groundwater Flood - Environment Agency (Superficial Deposits Flooding - $\geq 75\%$ - SSA Pool ID: 214)
- 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 (Twickenham [Richmond] / Ref: Group8_001 /)
- Increased Potential Elevated Groundwater (GLA Drain London)
- Main Centre Buffer Zone (Whitton Town Centre Boundary Buffer Zone - A residential development or a mixed use scheme within this 400 metre buffer area identified within the Plan does not have to apply the Sequential Test (for Flood Risk) as set out in Local Plan policy LP21.)
- Village (Whitton and Heathfield Village)
- Village Character Area (Hazel Close, Redway Drive and surrounds - Area 2 Whitton & Heathfield Village Planning Guidance Page 21 CHARAREA01/02/01)
- Ward (Whitton Ward)

3. DESCRIPTION OF THE PROPOSAL AND ANY RELEVANT PLANNING HISTORY

The proposed development comprises a ground floor rear extension with a flat roof, two rooflights and patio doors to the rear.

The relevant planning history is as follows:

Development Management

Status: GTD Application:08/4545/HOT

Date:13/02/2009 First floor rear extension above existing ground floor flat roof extension

Development Management

Status: VOID Application:08/4551/VOID

Date:10/02/2009 First floor rear extension above existing ground floor flat roof extension

Development Management

Status: GTD Application:08/4545/NMA

Date:12/09/2011 First floor rear extension above existing ground floor flat roof extension [Minor amendment application to replace the rear bedroom windows with a Juliette style balcony/doors].

4. CONSULTATIONS CARRIED OUT

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

No letters of representation were received.

5. MAIN POLICIES RELEVANT TO THE DECISION

NPPF (2023)

The key chapters applying to the site are:

- 4. Decision-making
- 11. Making effective use of land
- 12. Achieving well-designed places

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
- 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

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
- Heathfield Village Planning Guidance

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 and local character
- ii Impact on neighbour amenity
- iii Flood Risk
- iv Fire Safety

i. Design and local character

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 proposed outbuilding will be sited at the rear of the property and will measure 8.125 metres in width, 5 metres in depth on the western boundary, 4 metres in depth on the eastern boundary and 2.8 metres (maximum) in height. The outbuilding would replace the existing shed and garden outbuilding on site which is currently positioned on the western boundary. The existing garden outbuilding is 3 metres in width, 4.7 metres in depth and 2.5 metres in height. The shed is 1.5 metres in depth, 2.3 metres in width and 2 metres in height.

There are several outbuildings constructed within the immediate area, including the neighbouring properties at No. 36 and No. 40. The proposed outbuilding is considerably large, extending the full-width of the boundary. However, it is noted that the surrounding outbuildings are also generally large in scale.

The height of the outbuilding would increase from 2.5 metres to 2.8 metres; however it would remain generally in scale with the abutting outbuildings. The proposal would sit higher than the outbuilding to the west which has a maximum height of 2.4 metres and would sit below the height of the outbuilding to the east.

The overall size of the outbuilding is appropriately managed through separation provided between the

outbuilding and the existing house, which will ensure the outbuilding appears separate and visually subordinate in scale.

Materials proposed include timber cladding with white render and aluminium folding doors. It is considered that the white render would match existing. The proposed timber is reflected in the adjacent outbuilding and considered in character with the area.

A statement of use has been provided for the outbuilding specifying that the outbuilding will be used for home gym and storage purposes. A condition will be included ensuring that the use remains ancillary to the residential use of the property.

On balance, due to the existing outbuildings in the surrounding area, it is considered that the scale and height of the proposal is in character of the area and therefore complies with the aims and objectives of policy LP1 of the Local Plan and supported by the House Extensions and External Alterations Supplementary Planning Document (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 site is adjoined by No. 36 and No. 40 to the east and west respectively.

The rear siting of the outbuilding will ensure no internal neighbouring habitable spaces are subject to visual, privacy, daylight or sunlight impacts.

Regarding No. 40, the proposed outbuilding would extend 4 metres at a height of 2.8 metres along the boundary. This would directly abut and sit below the existing outbuilding at No. 40. No amenity impacts are anticipated in this regard. A small section of the outbuilding would be visible where the side window is proposed, however the existing boundary fencing would prevent undue or excessive overlooking from the outbuilding window.

With regard to No. 36, the proposed outbuilding would directly abut the existing outbuilding at No. 36 for 2.1 metres at a height of 2.8 metres. The outbuilding at No.36 has a maximum height of 2.4 metres with an angled roof. The proposed extension would therefore be visible at No. 36, however it is not considered an unreasonable view to which would cause harm to neighbours and is therefore considered acceptable in this instance. Behind the outbuilding at No. 36, the proposal would extend another 2.1 metres along the shared boundary. Although the height would be taller than the boundary fence, and taller than the existing outbuilding, its position at the rear corner of both properties ensures there are no internal neighbouring habitable spaces subject to visual, privacy, daylight or sunlight impacts.

The window proposed along the southern interface would be obscured glazing and therefore no amenity impacts are anticipated. The outbuilding would sit slightly above the fence line, however this is in character with the surrounding outbuilding in the area and therefore no undue visual amenity impact from the south is anticipated in this instance.

As such, the proposal complies with the aims and objectives of the Local Plan policy LP8 and policy 46 of the Publication Local Plan as supported by the House Extensions and External Alterations SPD.

iii Flood Risk

Policy LP21 states that all development should avoid, or minimise, contributing to all sources of flooding, taking account of climate change and without flood risk elsewhere.

A Flood Risk Assessment (FRA) has been submitted to the Council.

The FRA outlines that the ground floor internal finished floor levels will remain at the existing level. It also includes a summary of several mitigation measures to reduce the risk of flooding on site. As

such, it is not considered that any additional risk to flooding would arise, thus the proposal complies with policy LP21.

iv Fire Safety

The application has been submitted with a Fire Statement which is considered to satisfy the requirements of Policy D12 of the London Plan.

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.

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. 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.

Grant planning 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
in Uniform) (*If yes, complete Development Condition Monitoring

This application has representations online (which are not on the file) YES NO

This application has representations on file YES NO

Case Officer (Initials): ECO

Dated: 26/11/2024

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:

REASONS:
CONDITIONS:
INFORMATIVES:
UDP POLICIES:
OTHER POLICIES: