



PLANNING REPORT

Printed for officer by
Ellie Cooke on 21 November 2024

Application reference: 24/2395/HOT
ST MARGARETS AND NORTH TWICKENHAM WARD

Date application received	Date made valid	Target report date	8 Week date
24.09.2024	07.10.2024	02.12.2024	02.12.2024

Site:

93 Chudleigh Road, Twickenham, TW2 7QY,

Proposal:

Proposed double story side extension, replacement of existing garage

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

APPLICANT NAME

Richardson
93 Chudleigh Road
Twickenham
Richmond Upon Thames
TW2 7QY

AGENT NAME

Mr Ravi Jassal
62 Thornbury Road
isleworth
london
TW7 4LN

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

Consultations:

Internal/External:

Consultee

Expiry Date

Neighbours:

- 169A Whitton Road, Twickenham, TW2 7QZ, - 10.10.2024
- 169 Whitton Road, Twickenham, TW2 7QZ, - 10.10.2024
- 171 Whitton Road, Twickenham, TW2 7QZ, - 10.10.2024
- 167 Whitton Road, Twickenham, TW2 7QZ, - 10.10.2024
- 173 Whitton Road, Twickenham, TW2 7QZ, - 10.10.2024
- 91 Chudleigh Road, Twickenham, TW2 7QY, - 10.10.2024

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

Development Management

Status: WDN Application: 04/0600

Date: 19/04/2004 Single Storey Rear Extension And First Floor Side Extension.

Development Management

Status: WDN Application: 23/3230/HOT

Date: 31/01/2024 Double Storey side Extension

Development Management

Status: PCO Application: 24/2395/HOT

Date: Proposed double story side extension, replacement of existing garage

Building Control

Deposit Date: 16.12.2013 Install one or more new circuits
Reference: 14/NIC00715/NICEIC

Building Control

Deposit Date: 13.06.2020 Install a replacement consumer unit Install one or more new circuits
Reference: 20/ELE00080/ELECSA

Building Control

Deposit Date: 17.06.2020 Install a gas-fired boiler
Reference: 20/FEN02004/GASAFE

Application Number	24/2395/HOT
Address	93 Chudleigh Road Twickenham
Proposal	Proposed double story side extension, replacement of existing garage
Contact Officer	ECO
Target Determination Date	2.12.2024

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 property is two-storeys and mostly detached except for where the garage of No.91 abuts the side wall of No.93. The house has a prominent front gable and double height bay and forms part of a group of half-timbered houses on Chudleigh Road. To the north side the house has a flat roof garage and two-storey side extension to the rear.

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

- 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 (Higher)
- Critical Drainage Area - Environment Agency (Twickenham [Richmond] / Ref: Group8_001 /) Floodzone 2 (Fluvial 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: 46369)
- Surface Water Flooding (Area Less Susceptible to) - Environment Agency ()
- Surface Water Flooding (Area Susceptible to) - Environment Agency ()
- Surface Water Flooding (Area Susceptible to) - Environment Agency ()
- Take Away Management Zone (Take Away Management Zone)
- Village (Twickenham Village)
- Ward (St. Margarets and North Twickenham Ward)

3. DESCRIPTION OF THE PROPOSAL AND ANY RELEVANT PLANNING HISTORY

The proposed development comprises of a double storey side extension and replacement of the existing garage.

The relevant planning history is noted below:

- Planning application (ref. 23/3230/HOT) for the same scheme was submitted and withdrawn after the applicant was advised it was unlikely to be acceptable.

- Planning application (ref. 04/0600) for a 'Single Storey Rear Extension And First Floor Side Extension' was submitted and withdrawn in 2004.

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
- 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
Twickenham Village Plan

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 impact on local character
- ii Impact on neighbour amenity
- iii Trees
- iv Flood Risk
- v Fire Safety
- vi Parking

i Design and impact on 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 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.

The extension proposed would demolish the existing garage as well as the external wall associated with the existing WC/Utility room. At the ground floor, the proposed extension would be setback 420mm from the boundary and 1 metre from the front building line. At the first floor, the extension would be setback at a minimum of 1 metre from the side boundary whilst retaining the same 1 metre front setback as the ground level. The side extension would have a pitched roof which would be set 1.229 metres below from the ridge of the main roof. The extension would be 3.11 metres wide, 7.62 metres deep and 6.7m high.

It is noted that the scheme has been reduced in scale as compared to the previous application which was subsequently withdrawn.

The SPD provides the following guidance in relation to side and rear setbacks:

- *Two storey side extensions should be set at least 1m away from the boundary to preserve gaps between the houses and the street's character.*
- *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.*
- *Side extensions should be setback 1 metre from the front elevation*

The proposal has incorporated appropriate setbacks to the side and rear, in line with the SPD. Additionally, the proposed height and lowered ridgeline ensures that the proposal integrates seamlessly with the house and does not appear as a dominate addition. It is noted that the proposed side extension would not be greater than half the width of the house and is therefore considered acceptable.

The proposal would have casement windows of similar proportions to the original house on the front and rear elevations which is thought to be acceptable and in accordance with the guidance set out in the SPD.

The proposed side extension would retain the half-timbered walls which are an important part of the character of the house and the street. The proposed materials will match that of existing and is therefore considered acceptable.

In view of the above, the proposal complies with the aims and objectives of policies LP1 of the Local Plan as well as the House and External Alterations 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 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.

When considering potential neighbourhood amenity, it is noted that the properties along Whitton Road are considered to be most impacted by the extension. The rear of No. 167 and 169 Whitton Road face directly towards the southern side of No.93 and have habitable rooms at ground floor. The rear elevation of these houses at ground floor level is 13.2m from the boundary.

The proposed extension would be set off the boundary (420mm on ground floor, 1 metre on first floor) and be two storeys high, 6.7m in total. No side windows would be introduced on the extension.

The overall massing of the side extension is considered to be an appropriate scale. As the extension is a subordinate addition, it is thought that on balance, it would have minimal impact on the visual amenity of these neighbouring houses.

No additional overshadowing is anticipated as a result of the proposed extension, noting it would sit in front of the existing taller host dwelling.

In light of the above, it is considered that the proposed extension would comply with Policy LP8 of the Local Plan and the House and External Alterations SPD (2015).

iii Trees

Policies LP15 and LP16 seek to protect biodiversity and health and longevity of trees, woodland and landscape in the borough. Local Plan policy LP16, subsection 5 requires;

"That trees are adequately protected throughout the course of development, in accordance with

British Standard 5837 - Trees in relation to design, demolition and construction, Recommendations (2012)."

The agent has confirmed that no trees would be removed as part of this application.

iv Flood Risk

The site is in Flood Zone 2, an Area Susceptible to Surface Water Flooding, an Area Susceptible to Groundwater Flood, an area for potential elevated groundwater, and a Critical Drainage Area.

A Flood Risk Assessment (FRA) has been submitted to support this application.

The FRA outlines that the finished floor levels would remain as existing. The report also provides mitigation that are to be put in place to minimise the impact of potential flooding. A condition will be included to ensure that the FRA is adhered to.

In light of the above, the proposal is considered to comply with Policy LP21 of the Local Plan.

v Fire Safety

A Fire Safety Plan was submitted with the application. 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, taking into account the scale of the works, the scheme is consistent with Policy D12 of the London Plan.

vi Parking

The proposals would increase the number of bedrooms by one to form a four-bedroom property. As the number of bedrooms would be altered by the proposals, it is considered that the servicing requirements would increase.

The existing garage does meet modern standards for a parking space (a minimum of 2.4m x 4.8m), being 4.9m x 2.8m in dimension. As such, it is of value as a parking resource. This parking space would be removed as a result of the proposal.

The property has a PTAL rating of 3. A four-bedroom property in this location should provide two off-street parking spaces according to the Local Plan. The submitted site plan shows that two car parking spaces are to be provided within the front setback. This is considered acceptable.

The proposed site plan also identifies cycle parking on site as well as space for refuse and recycling storage. This is supported by the SPD on Refuse and Recycling Storage Requirements.

iv Biodiversity

Biodiversity net gain became mandatory for minor developments on applications made from 2nd April 2024. This application is exempt from mandatory biodiversity net gain on the grounds that is a householder application.

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

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): ECO Dated: 11/12/2024

I agree the recommendation:

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

Dated: ...11.12.2024.....

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:

