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Via Planning Portal

London Borough of Richmond Upon Thames
Civic Centre
44 York Street
Twickenham
TW1 3BZ

6th December 2024

Dear Sir/ Madam

Re: Householder Planning Application for an Outbuilding within the rear garden of 20 Chudleigh Road, Twickenham, TW2 7QR.

The applicant has instructed Kosma Rybak Ltd to submit a Householder Planning Application at the above property.

Permission is sought for the replacement of the existing garage with a single-storey outbuilding to be used for home office, storage, and attached garage purposes.

Site Description

The subject site comprises a two-storey mid-terrace house on the northern side of Chudleigh Road, with a single-storey garage to the rear providing vehicle access to Russell Road.

The house and wider terrace are clad in white render with tile roofing. The existing rear garage is constructed from wood with corrugated metal roofing. The garden has an L-shape connecting to a side access from Russell Road.

Pre-Application Advice

The applicant previously sought pre-application advice (ref: 24/P0055/PREAPP), which key design points are summarised below:

Outbuilding: Acceptable in principle, subject to its height and materials being compatible with the surroundings.

Carport: While the location of a carport would generally not be supported, in this specific context, it could be considered, subject to height and material compatibility with the surroundings. An enclosed garage is preferred over a partially open carport.

Transport: Acceptable in principle, subject to the parking space meeting minimum dimensions.

The online application comprises of the following documents:

- Application Form
- P01 Site Location Plan
- P02 Existing Site Block Plan
- P03 Proposed Site Block Plan
- P04 Existing Outbuilding Layout Plan
- P05 Existing Outbuilding Roof Plan
- P06 Proposed Outbuilding Floor Plan
- P07 Proposed Outbuilding Roof Plan
- P08 Existing Outbuilding Elevations
- P09 Proposed Outbuilding Elevations
- P10 Context Elevations 1
- P11 Context Elevations 2
- P12 Perspective Views 1
- P13 Perspective Views 2
- P14 Photographs of Context Garage Opposite.
- Covering Letter
- Flood Risk Assessment
- Fire Safety Strategy
- Fee for sum of £322 plus service charge paid online by the applicant.

Relevant Planning history

- pre-planning ref: 24/P0055/PREAPP, 17 April 2024
- Application Number: 02/1531
Description: Erection Of A New Attached Dwelling House (amendments To Planning Permission 01/0208/ful) And Single Storey Rear Extension And Rear Dormer Roof Extension. Granted Permission 02/08/2002
- Application Number: 01/0208
Description: Erection Of Two Bedroom House. Granted Permission 15/03/2001

Evaluation of application

1) Purpose incidental to the enjoyment of the dwellinghouse

The outbuilding is to be erected as a home office with a storage and an attached garage. In planning terms, the term "incidental" refers to something that is secondary or subordinate to the primary use or purpose of a development. It implies that the activity or feature in question is not the main intention or focus of the development but rather accompanies it as a natural consequence or accessory.

In the context of planning regulations such as the General Permitted Development Order (GPDO), the term "incidental" is often used to specify limitations or conditions on certain types of development. For example, a regulation might allow certain alterations or extensions to a building as long as they are "incidental" to the main use of the building and do not significantly change its character or purpose.

In practical terms, whether something is considered incidental in a planning context can depend on factors such as scale, intensity, and relationship to the primary use or purpose of the development.

Overall, the use of a garden room as incidental to the main house enhances the residential experience by offering a dedicated space for working from home while adding value and versatility to the property

2) Height and scale of the outbuilding

The existing garage has a dual-pitch roof with a ridge height of 2.960m. The proposed outbuilding is lower at 2.5m, which is in line with GPDO criteria. The design aims to minimize visual intrusion and overbearing effects.

There are no anticipated adverse impacts on neighbours' privacy, daylight, or sunlight access. While garage doors on the road boundary are generally discouraged due to their visual impact, the presence of the existing garage across the street and the significant amount of on-street parking on Russell Road should be considered.

Despite these factors, it's important to acknowledge that nearby developments do not enhance the overall appearance and character of the streetscape. The use of straw-coloured materials will help the proposal blend in with the existing streetscape rather than create a visually prominent structure.

3) Conclusion

Positioned appropriately within the property boundaries and maintaining a reasonable distance from adjacent structures, the outbuilding does not have any adverse impact on them. Furthermore, its location ensures that it neither encroaches upon nor negatively affects the surrounding properties, thereby preserving neighbourhood harmony.

Based on the aforementioned points, the applicant asserts that planning permission should be granted.

III. Summary

This is an important matter for the applicant, and we would therefore be grateful to maintain a dialogue with you throughout the processing of this application.

We trust the enclosed is satisfactory to enable you to validate the application. If additional information is required, please do not hesitate to contact us.

Thank you for your assistance on this matter.

Yours faithfully



Kosma Rybak, Architect ARB

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