

Application reference: 24/2483/HOT SOUTH TWICKENHAM WARD

Date application received	Date made valid	Target report date	8 Week date
03.10.2024	08.10.2024	03.12.2024	03.12.2024

Site:

77 Lion Road, Twickenham, TW1 4HT,

Proposal:

Ground floor rear & side extension and first floor side extension with boundary wall changes and addition of new skylight

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

APPLICANT NAME

Mr & Mrs Kargl
77 Lion Road
Twickenham
Richmond Upon Thames
TW1 4HT

AGENT NAME

Mr Jeff Radwell
The Boathouse Design Studio
27 Ferry Road
Teddington
TW11 9NN
United Kingdom

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

Consultations:

Internal/External:
Consultee

Expiry Date

Neighbours:

2 Grove Avenue, Twickenham, TW1 4HY, - 08.10.2024
3 Albert Road, Twickenham, TW1 4HU, - 08.10.2024
75 Lion Road, Twickenham, TW1 4HT, - 08.10.2024
9 Albert Road, Twickenham, TW1 4HU, - 08.10.2024
7 Albert Road, Twickenham, TW1 4HU, - 08.10.2024
5 Albert Road, Twickenham, TW1 4HU, - 08.10.2024
4 Albert Road, Twickenham, TW1 4HU, - 08.10.2024
79 Lion Road, Twickenham, TW1 4HT, - 08.10.2024

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

Development Management

Status: REF Application: 97/1961
Date: 27/07/1998 Extension At Second Floor Level.

Development Management

Status: GTD Application: 79/1591
Date: 12/02/1980 Alterations to and change of use of part of ground floor from shop to additional living accommodation for the residential unit occupying the remainder of the premises, alterations to and extension of the front of premises at ground floor level; erection of a detached garage at rear and replacement of boundary fence fronting Albert Road.

Development Management

Status: REF Application: 84/0265
Date: 18/04/1984 The erection of a first floor extension above the existing garage to provide storage space/playroom.

Development Management

Status: GTD Application: 09/3142/HOT

Date:22/01/2010

Removal Of Condition 27 Attached To Planning Permission Ref: 79/1591 Dated 12/02/1980 To Allow The Proposed Conversion Of The Existing Detached Garage To A Habitable Room (Study).

Development Management

Status: GTD

Date:03/03/2010

Application:09/3142/DD01

Details pursuant to condition U30168 (Grampian - CPZ permits) of planning permission 09/3142/HOT

Development Management

Status: WDN

Date:16/01/2018

Application:17/4186/HOT

Hip to gable roof extension on flank wall with 'L-Shaped' rear dormer and 1No. front roof light.

Development Management

Status: GTD

Date:01/10/2018

Application:18/2672/HOT

Extension of the existing boundary wall along the western boundary including new front gate; replacement side ground floor window with a door and associated landscaping works.

Development Management

Status: PDE

Date:

Application:24/2483/HOT

Ground floor rear & side extension and first floor side extension with boundary wall changes and addition of new skylight

Building Control

Deposit Date: 09.02.2010

Reference: 10/0233/IN

Conversion of detached garage to habitable room

Building Control

Deposit Date: 29.02.2012

Reference: 12/FEN00631/GASAFE

Installed a Gas Boiler

Application Number	24/2483/HOT
Address	77 Lion Road, Twickenham TW1 4HT
Proposal	Ground floor rear & side extension and first floor side extension with boundary wall changes and addition of new skylight
Contact Officer	Phil Shipton
Target Determination Date	3rd 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 consists of a two-storey book-end terraced building, located on the corner of Lion Road and Albert Road, Twickenham. As such, the dwellinghouse is dual fronting, with the main entrance being from Albert Road. An existing garden room occupies the rear of the subject site.

The application site is situated within 'Heath Road North - Area 13 Twickenham Village Character Area' and is otherwise designated as:

- Area Proposed For Tree Planting
- Area Susceptible To Groundwater Flood - Environment Agency
- Article 4 Direction Basements

- Community Infrastructure Levy Band
- Increased Potential Elevated Groundwater
- Main Centre Buffer Zone
- Take Away Management Zone
- Throughflow Catchment Area (Throughflow and Groundwater Policy Zone)

3. DESCRIPTION OF THE PROPOSAL AND ANY RELEVANT PLANNING HISTORY

The proposed development comprises a partial ground floor and first floor rear extension. In particular, the proposal includes:

- Replacement of the existing kitchen and utility room with an open plan kitchen that more or less extends north from the existing western facade up to 1.65m beyond the rear of the existing dwellinghouse.
- The roof of the ground floor extension to include a roof light and partial green roof.
- Extension of 'Bedroom 3' westward to align with the ground floor extension, while maintaining the existing pitched roof form, and a new rooflight.
- Extension of the existing boundary wall approximately 2.4m along the western boundary, and the replacement of the existing double timber gate with a smaller pedestrian timber gate and brick wall to match.
- New fenestrations including;
 - Double glass sliding doors at the rear of the ground floor extension
 - Two new windows at the rear of the first-floor extension to replace a single existing window.
 - Two new windows and a double glass door to replace the existing two windows and one glass door.

There is no relevant planning history associated with the site. Nevertheless, a comprehensive list of planning history can be found above.

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
- 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
Green Roofs and Walls	LP17	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	
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
Residential Development Standards
Village Plan - Twickenham

These policies can be found at:

https://www.richmond.gov.uk/services/planning/planning_policy/local_plan/supplementary_planning_documents_and_guidance

Other Local Strategies or Publications

Community Infrastructure Levy
Strategic Flood Risk Assessment 2021

Biodiversity Net Gain

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.

6. EXPLANATION OF OFFICER RECOMMENDATION

The key issues for consideration are:

- i Design and impact on local character
- ii Impact on neighbour amenity
- iii Fire Safety
- iv Flood Risk & Drainage

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 proposal seeks to replace the existing kitchen and utility space at the rear of the dwellinghouse with an open plan kitchen through a rear extension of up to 1.65m; as well as a first-floor extension of 'Bedroom 3' westward to the existing western side facade. The ground floor extension consists of a flat roof, while the first-floor extension maintains the existing roof pitch. The brick and tile materials proposed for the extension are to match the existing dwellinghouse.

The ground floor extension has a height of approximately 3.1m (at parapet and roofline) and therefore represents an increase in built form massing at the rear of the property. As the rear of the dwellinghouse is visible from the street, and forms part of the street scene, the added height of the ground floor rear extension has the potential to imbalance and compromise the architectural focal point of the principal elevations and features of the existing building. In this case, the existing tree in the rear garden would offer partial mitigation via screening, albeit not from the key viewpoints including the intersection of Lion Road and Albert Road.

Despite the first-floor extension maintaining the existing roof form, the extension when observed from the rear and partially from the side, would appear to imbalance the rear outrigger pattern of the subject terraced building. The proposed outrigger extension would appear lopsided with the adjoining outrigger, and seemingly remove the architectural form and character provided by the regular pattern of outriggers. It is acknowledged that the rear of the subject terrace has seen a loss of continuity with the rear dormer outriggers at No.79 and No.83, and such it is the view of the Council that the original form of the second storey outriggers is maintained.

The proposed green roof is a small area of approximately 3sqm and is to consist of low growing sedums in modular trays. They are not anticipated to be openly visible from street level, despite the benefits, visual and other, that green roofs provide.

In terms of more detailed design, the fenestrations proposed are generally in keeping with the existing dwellinghouse and in character with the street. The new windows adopt the style of the existing windows, and the new street facing double glass door echoes the style of the existing porch glass door, which is a fenestration style characteristic of ground floor windows along Albert Road.

It is stated in the Character Area 13 of the Twickenham Village Plan that '*replacement of historic windows and doors with those of modern materials or designs that diverge from the original opening style and glazing type*' is a threat to character of the area. The new oriel frame-less window of the side elevation, while a modern style, is considered appropriately screened from public view that it would not be considered a noticeable loss of historic glazing type. The oriel frame-less window is set lower than the new kitchen window and is positioned setback behind the 1.8m brick boundary wall that is proposed to be extended and wrap around to the main entrance. The modern glazing is also an isolated component, yet is appropriately incorporated into the modern rear extension of the dwellinghouse, as such does not disrupt or conflict with the original dwellinghouse.

The proposal also seeks to extend the existing boundary wall and replace the existing double timber gate with a pedestrian timber gate. The boundary wall extension will provide greater privacy for the occupying residents, while maintaining the existing entranceway and subsequent view of the front door and framing. The wall is proposed to utilise bricks to match that of the existing brick wall and therefore will ensure the appearance of the boundary wall is consistent and maintains its character.

Overall, it is considered the scale of the proposed extensions compromise the architectural integrity of the original dwellinghouse and subject terraced building, and therefore disrupt the character of the street scene

or host site. In view of the above, the proposal does not comply with the aims and objectives of policies LP1 of the Local Plan and policies 28 of the Publication Local Plan.

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.

The SPD on House Extensions and External Alterations notes that generally an extension of 3m in depth for a terrace property will be acceptable. However, the final test of acceptability is dependent on the specific circumstances of the site.

The subject site has a directly adjacent neighbour at No.79 Lion Road, and a neighbour to the rear of the subject site at No.6 Albert Road. Neighbours on the opposite side of Albert Road and Lion Road are considered unaffected by the proposal due to the relatively small scale and confined location of the proposal at the rear of the subject site.

No.79 Lion Road

The proposed rear extension projects 1.65m beyond the rear of the dwellinghouse at No.79 Lion Road and has a height of approximately 3.1m. As such, the proposed extension comes well within the SPD guidelines and the extension would not appear overbearing or create a sense of enclosure.

No windows are proposed on the eastern side facade, and the proposed rooflights are on flat roof surface or facing away from the property at No.79 Lion Road.

A single additional window is proposed for the rear of the first-floor extension, however any additional overlooking permitted by this window is considered to have a negligible impact given overlooking from first floor windows is an existing phenomenon.

No.6 Albert Road

The proposal involves extending the ground floor toward No.6 Albert Road by 1.65m and providing an additional first floor window facing No.6 Albert Road. No.6 Albert Road has no side windows or other openings. As stated above, the presence of overlooking is existing and the proposal of an additional first floor window would not exacerbate that to an unacceptable level.

Summary

In view of the above, the proposal complies with the aims and objectives of policies LP8 of the Local Plan and policies 46 of the Publication Local Plan.

iii Fire Safety

London Plan policy D12 requires the submission of a Fire Safety Statement on all planning applications. A Fire Safety Strategy was submitted with the application. A condition will be included to ensure this is adhered to on an ongoing basis.

The materials proposed are to match existing and will need to be Building Regulations compliant. 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.

iv Flood Risk & Drainage

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.*

Local Policy LP16 states that *'the use of green / brown roofs and green walls is encouraged and supported in smaller developments, renovations, conversions and extensions.'* Paragraph 5.6.1 lists the benefits of green roofs which include provision of Sustainable Drainage Systems (SuDS) to avoid rapid rain run-off into drains.

The site is designated by the Environment Agency as a site subject to groundwater flooding; elevated groundwater and located throughflow catchment area.

An Environmental Agency Flood Risk Form for Householder and other minor extensions was submitted with the application. No change of use is proposed by the application and the internal floor level will be the same as existing. The proposal includes approximately 3sqm of green roof, which can provide benefits as stated above, albeit minor due to its small scale.

The scheme is considered consistent with Policy LP21 of the Local 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. For the reasons set out above, it is considered that the adverse impacts of allowing this planning application would significantly outweigh the benefits, when assessed against the policies in NPPF (2021) and Development Plan, when taken as a whole.

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): PSH

Dated: 08/11/2024

I agree the recommendation:

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

Dated: ...13/12/2024.....

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:

The following table will populate as a quick check by running the template once items have been entered into Uniform

SUMMARY OF CONDITIONS AND INFORMATIVES

CONDITIONS

INFORMATIVES

U0095638	Composite Informative
BNG02	Biodiversity Gain Plan No Pre-Approval
U0095639	NPPF Approval - Para 38-42