

Application reference: 24/2320/VRC
HEATHFIELD WARD

Date application received	Date made valid	Target report date	8 Week date
16.09.2024	23.09.2024	18.11.2024	18.11.2024

Site:

69 Strathearn Avenue, Twickenham, TW2 6JT,

Proposal:

Variation to condition U0180550 (Approved Drawings) of planning permission 24/0016/HOT dated 02/05/2024, to increase roof pitch of rear ground extension from 10 degrees to 20 degrees.

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

APPLICANT NAME

Sarah Brown
69 Strathearn Avenue
Twickenham
Middlesex
TW2 6JT

AGENT NAME

Mrs Giovanna Daldello
30
St Vincent Rd
Twickenham
TW2 7HJ

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

Consultations:

Internal/External:
Consultee

Expiry Date

Neighbours:

212 Percy Road, Twickenham, TW2 6JJ, - 23.09.2024
33 Ryecroft Avenue, Twickenham, TW2 6HH, - 23.09.2024
216 Percy Road, Twickenham, TW2 6JJ, - 23.09.2024
214 Percy Road, Twickenham, TW2 6JJ, - 23.09.2024
67 Strathearn Avenue, Twickenham, TW2 6JT, - 23.09.2024
31 Ryecroft Avenue, Twickenham, TW2 6HH, -
88 Ryecroft Avenue, Twickenham, TW2 6HR, - 23.09.2024
90 Ryecroft Avenue, Twickenham, TW2 6HR, - 23.09.2024
86 Ryecroft Avenue, Twickenham, TW2 6HR, - 23.09.2024
58 Strathearn Avenue, Twickenham, TW2 6JX, - 23.09.2024

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

Development Management

Status: GTD Application: 21/2065/PS192
Date: 24/08/2021 Proposed rear dormer extension and front facing skylights

Development Management

Status: GTD Application: 24/0016/HOT
Date: 02/05/2024 Side and rear extension, conversion of garage into habitable space with replacement of garage door with oriel window. Rear and side extension of existing house in line with modern living and in keeping with the street character.

Development Management

Status: PDE Application: 24/2320/VRC
Date: Variation to condition U0180550 (Approved Drawings) of planning permission 24/0016/HOT dated 02/05/2024, to increase roof pitch of rear ground extension from 10 degrees to 20 degrees.

Building Control

Deposit Date: 26.02.2006 Extension to circuit (in kitchen special location/ installation) Main/ supplementary equipotential bonding Ring/ radial power circuit Cooker Dwelling house Kitchen

Reference: 07/NIC00827/NICEIC

Building Control

Deposit Date: 06.08.2008 Heating (central heating/ room heating/ hot water/ boiler/ controls) Dwelling house

Reference: 08/ELE00255/ELECSA

Building Control

Deposit Date: 06.08.2008 Installed a Gas Boiler

Reference: 08/COR01831/CORGI

Building Control

Deposit Date: 21.07.2010 Cavity wall insulation

Reference: 10/0151/CWALL

Building Control

Deposit Date: 17.09.2021 Loft conversion with rear dormer

Reference: 21/1571/IN

Building Control

Deposit Date: 26.07.2024 Single storey rear and side extension

Reference: 24/0908/IN

Enforcement

Opened Date: 08.10.2024 Enforcement Enquiry

Reference: 24/0536/EN/NAP

Application Number	24/2320/VRC
Address	69 Strathearn Avenue, Twickenham TW2 6JT
Proposal	Variation to condition U0180550 (Approved Drawings) of planning permission 24/0016/HOT dated 02/05/2024, to increase roof pitch of rear ground extension from 10 degrees to 20 degrees.
Contact Officer	Phil Shipton
Target Determination Date	18/11/2024

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 has 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 is taking into account 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

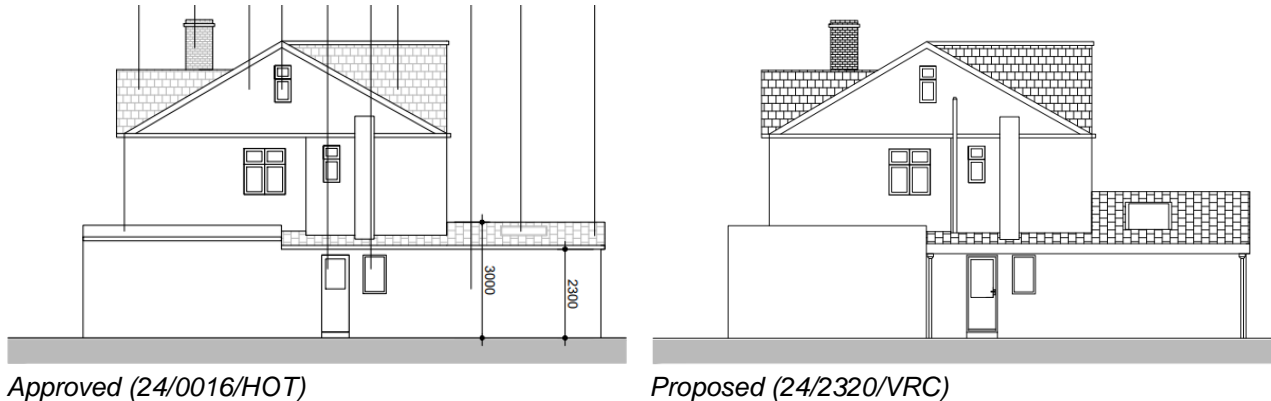
The subject site consists of a two-storey with loft semi-detached dwellinghouse located on the south-eastern side of Strathearn Avenue, Twickenham.

The application site is situated within Area 9 - Percy Road, Ryecroft Road and surrounds of the Whitton & Heathfield Village Character Area and is otherwise designated as:

- Area Poorly Provided With Public Open Space
- Area Susceptible To Groundwater Flood - Environment Agency
- Article 4 Direction Basements
- Community Infrastructure Levy Band – Low
- Take Away Management Zone

3. DESCRIPTION OF THE PROPOSAL AND ANY RELEVANT PLANNING HISTORY

The application seeks to increase the roof pitch of the rear ground extension from 10-degrees to 20-degrees. The roof eave height and roof materials including rooflights are to remain as approved by 24/0016/HOT. No additional windows or change to the position of the side wall are sought by this application. The change in roof pitch results in an increased roof ridgeline height, from 3.0m to 3.85m. The upper rear windows of the extension have increased in size as a result of the proposed roof pitch. A comparison of the side and rear elevation of the approved and proposed roof is shown below.



Relevant planning history for the subject site include:

- **21/2065/PS192** - Proposed rear dormer extension and front facing skylights, granted August 2021.
- **24/0016/HOT** - Side and rear extension, conversion of garage into habitable space with replacement of garage door with oriel window. Rear and side extension of existing house in line with modern living and in keeping with the street character, granted February 2024.

4. CONSULTATIONS CARRIED OUT

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

One letter of objection was received from the neighbour at 31 Ryecroft Avenue, immediately south of the subject site. The concerns are listed below:

- Loss of sunlight/daylight
- Loss of privacy from overlooking
- Visual amenity impacts

Design and neighbour amenity are assessed in the section below.

It is noted that only material planning considerations can be considered when assessing the application.

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://assets.publishing.service.gov.uk/media/65a11af7e8f5ec000f1f8c46/NPPF_December_2023.pdf

London Plan (2021)

- Policy D4 – Delivering good design
- Policy D12 – Fire Safety

These policies can be found at:

https://www.london.gov.uk/sites/default/files/the_london_plan_2021.pdf

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 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.

Where relevant to the application under consideration, this is addressed in more detail in the assessment below.

Issue	Publication Local Plan Policy	Compliance	
Local character and design quality	28	Yes	No
Amenity and living conditions	46	Yes	No

Supplementary Planning Documents

These documents 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

It is considered fire safety and flood risk is unchanged by the proposal and have been adequately assessed by 24/0016/HOT.

Issue i - Design

Policy LP1 of the Local Plan seeks to maintain and, where possible, enhance the high architectural and urban design quality which contributes to the character and heritage of the area.

The SPD on House Extensions and External Alterations notes the following in regard to roof extensions and dormers, the SPD states that roof extension should be 'in-scale' with the existing structure.

The application seeks to raise the pitch of the roof of the rear ground floor extension, from 10-degrees to 20-degrees. Other alterations under 24/0016/HOT have been implemented and therefore do not form part of this application. There is no specific mention of the roof form of the rear extension or any other component of 24/0016/HOT as it relates to the current proposal in the previous officer report.

The proposed roof pitch enlarges the overall bulk and scale of the rear extension and increases the height of the roof ridgeline by 0.85m. This is illustrated in the comparative side and rear elevations above.

It is acknowledged that the proposed roof pitch is more in-keeping with existing roofs within the area, and in particular is more akin to the rear extension roof form at 67 Strathearn Avenue. As such, it is considered that the proposed roof pitch may better harmonise with the original dwellinghouse and remains in-scale with the existing structure.

In light of the above, it is considered the proposal complies with Policy LP1 of the Local Plan and Policy 28 of the Publication Local Plan.

Issue ii - Impact on Neighbour Amenity

Policy LP8 requires all development to protect the amenity and living conditions for occupants of new, existing, adjoining and neighbouring properties. This includes ensuring adequate light is achieved, preserving privacy and ensuring proposals are not visually intrusive.

The previous officer report concluded that development would have no detrimental impact on the amenity of these neighbours in terms of loss of sunlight, outlook and privacy. No neighbour objections were raised regarding loss of sunlight, outlook and privacy to the rear amenity space of the adjoining residents.

No.31 Ryecroft Avenue

The property at No.31 Ryecroft Avenue is located immediately south of the subject dwellinghouse and raised concern with the proposal with regard to loss of light; loss of privacy; and visual amenity impacts.

Sunlight/daylight

The proposal will increase the height of the roof of the rear ground floor extension, from 3.0m to 3.85m. However, given the position of both buildings relative to the sun path, it is considered the steeper roof pitch would not result in any notable loss of light for 31 Ryecroft Avenue, beyond that approved by 24/0016/HOT. The position of the rear extension and the eave heights of the extension are to remain as approved and therefore allow for the rear extension to comply with the BRE 45-degree test.

Overlooking/privacy

The proposed roof pitch would result in the roof light on the rear extension to become more pronounced when viewed from 31 Ryecroft Avenue. Nevertheless, it remains at a height and relatively low angle to not

allow someone to look out of.

Visual amenity

As discussed in Issue i – Design, the proposed increase in roof pitch will make the roof and entire rear extension appear larger than that approved by 24/0016/HOT. However, its size remains proportionate to the existing dwellinghouse and in character with rear extensions and other main roofs within the area. It is acknowledged that the subject rear extension occupies part of the rear outlook from No.31 Ryecroft Avenue, however, this was approved by 24/0016/HOT. The proposed pitch does not increase the bulk and sense of overbearing to a noticeable degree beyond that approved by 24/0016/HOT.

No.67 Strathearn Avenue

The proposed roof pitch is considered to have a negligible impact on No.67 Strathearn Avenue, as the approved rear extension generally aligns with the rear extension at No.67, and therefore a different roof form has a limited ability to impact sunlight/daylight, privacy and/or sense of overbearing/enclosure. As stated above, the proposed roof pitch is similar to that at No.67.

Summary

As such, having regard to the proposal in the context of 24/0016/HOT, the steepened roof pitch will not result in residential amenity impacts beyond that approved by 24/0016/HOT and therefore is considered to comply with Policy LP8 of the Local Plan and Policy 46 of the Publication 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.

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): PSH

Dated: 22/10/2024

I agree the recommendation: CTA

Team Leader/Head of Development Management/Principal Planner

Dated: 19/12/2024

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

U0095167	Composite Informative
U0095168	NPPF Approval - Para.38-42