

Application reference: 07/1795/HOT HAMPTON WARD

Date application received	Date made valid	Target report date	8 Week date
23.05.2007	23.05.2007	18.07.2007	18.07.2007

Site:

15 Warwick Close, Hampton, Middlesex, TW12 2TZ

Proposal:

Two storey rear and first side extension and loft conversion

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

APPLICANT NAME

Mr David Foster
15 Warwick Close
Hampton
Middlesex
TW12 2TZ

AGENT NAME

Englishaus Limited
30 Lawrence Road
Hampton
Richmond Upon Thames
TW12 2RJ

DC Site Notice: printed on

Consultations:

Internal/External:

Consultee

Expiry Date

Neighbours:

29 Cardinals Walk, Hampton, Middlesex, TW12 2TR, - 30.05.2007
14 Warwick Close, Hampton, Middlesex, TW12 2TZ, - 30.05.2007
16 Warwick Close, Hampton, Middlesex, TW12 2TZ, - 30.05.2007

History:

Ref No	Description	Status	Date
07/1795/HOT	• Two storey rear and first side extension and loft conversion	PCO	

Constraints:

07/1795/HOT
15 Warwick Close, Hampton

Site, history and proposal

The site is occupied by a two storey detached dwelling with a catslide roof the front elevation. The dwelling is not a BTM and not within a conservation area.

A garage was erected under permitted development ref 797/58 and an outbuilding exists to the rear of the garden, more than 5m from the dwelling.

The proposal is to erect a two storey rear extension with a depth of 5m, a first floor side extension above the existing garage and a loft conversion with a front dormer window. The catslide roof would be removed and a first floor erected with a small balcony.

Public and other representations

No letters have been received from neighbours

Thames Water – public sewers running across the site may require a building over application.

Professional comments

Pre application

The application follows pre application advice which was sought by the architect and amendments made to set the first floor side extension off the boundary by 1m. Concern was raised regarding the front dormer window and alterations to the façade of the dwelling although this was not raised by a colleague.

Design and impact on the street scene

Warwick Close is characterised by numerous two storey detached dwellings, many of which have catslide roofs and first floor dormer windows. The building line along this highway is somewhat staggered and screened by an abundance of mature vegetation.

The building line along this section of Warwick Close varies and whilst the scheme does not propose to project beyond the building line the proposed first floor and replacement of the catslide roof would provide additional bulk at this level. An application to remove the catslide roof and erect a two storey façade was approved on the adjacent property (No. 16) and in light of this no objection is raised to such a first floor, particularly as this would be screened from the north by No. 16 and from other areas by the vegetation.

The alterations to the façade and side extension would significantly alter the appearance of the dwelling, however given the variety of building forms on Warwick Close and the extensions granted on No. 16 it would be difficult to sustain on appeal that the proposal would appear incongruous in the street scene.

The proposed first floor side extension would, in line with guidance set out in SPG be set back from the boundary with No. 14 by 1m so as to retain a reasonable gap between the detached dwellings and is integrated with the existing fabric of the dwelling.

Front dormer windows are generally considered undesirable however the proposed dormer would be married into the façade rather than appearing as an intrusive addition onto the dwelling and given the abundance of front dormer windows in the streetscape and its modest size (set back from the eaves with a depth of 80cms) it is not considered that the proposals to the front elevation would harm the character, appearance and setting of the dwelling in particular or street scene.

Balconies are not a feature of dwellings in the vicinity, however these would be modest in size acting as a safety feature for the French doors rather than an amenity space. The property fronts onto Bushy Park (across Warwick close and the High Street) and not onto other residential properties and as such the "harm" caused would be limited.

Residential amenity

It is noted that extensive extensions were granted to the adjacent detached property, No.16 (04/3093/HOT) and implemented. The proposed two storey rear extension would not project beyond the first floor rear extension of No. 16. There are a number of windows on the flank elevation of No. 16, however these do not serve habitable rooms. Given this it is not considered that the proposal would harm the amenities

The proposed two storey rear extension would project approximately 60cms beyond the rear main wall of No. 14 and BRE tests reveal that the proposal would not result in an unreasonable loss of light. No. 14 has a rear conservatory extension and it is not considered that the proposal would appear intrusive, overbearing or un-neighbourly when viewed from the adjacent properties.

Conclusion

The proposed extension and alterations to this dwelling are considered on balance to comply with the aims and objectives of SPG for house extensions and would preserve the character and appearance of the dwelling, street scene and visual amenities of the locality and would not have a detrimental impact on the amenities enjoyed by the occupants of adjacent residential property.

Recommendation

Approve.

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

Case Officer (Initials):

Dated:

I agree the recommendation:

Team Leader/Development Control Manager

Dated: 27.6.07

This application has been subject to representations that are contrary to the officer recommendation. The Development Control Manager has considered those representations and concluded that the application can be determined without reference to the Planning Committee in conjunction with existing delegated authority.

Development Control Manager:

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:	

ADDITIONAL NOTES CONTINUED FROM ABOVE: