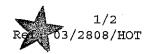
#### DRAFT REPORT DELEGATED DECISION SHEET



# PLANNING PERMISSION/LISTED BUILDING CONSENT CONSERVATION AREA CONSENT

Contact: Mr M R Garvey

· ·	Extn.: 4586
Ward: App Rec'd: 09/09/2003	Exhiles
APPLICANT: MR AND MRS P J BARRAND 18 OAK LANE TWICKENHAM TW1 3PA	Exhices
AGENT: Site: 18 OAK LÂNE TWICKENHAM	
Proposal: LOFT CONVERSION.	Memorina and Color of the second and
* EH may direct	Full Planning
Decision by R.U.T.	Outline
Listed Building Consent	Other
C.A. Consent	Council Committee
RECOMMENDATION:	APPROVE REFUSE OTHER ENFORCEMENT/ CONSENT COURT ACTION
Prepared by M RARLY	Submitted for decision by
Prepared by M. CARCUY  Date:  31003  TEAM Agreed  LEADER	PLANNING   RLANNING   DELEGATED   AND TRNSPT   SUB-CTIEE   POWERS   COMMITTEE
Date:	Date: Date:

Visit neighbouring property

Agreed

PPO

Date:

YES (NO

DATE:

Application dealt with under

delegated authority by

2/2

Ref: 03/2808/HOT

				45, 2000, 110.
THE	FOLLOWING	PROPERTIES WERE CONSULTED ON 16th September,	2003	
		17 Oak Lane, Twickenham, TW1 3PA,	<del></del> _	
The	Occupier,	19 Oak Lane, Twickenham, TW1 3PA,		
The	Occupier,	21 Oak Lane, Twickenham, TW1 3PA,		
The	Occupier,	16 Oak Lane, Twickenham, TW1 3PA,		
The	Occupier,	20 Oak Lane, Twickenham, TW1 3PA,		
The	Occupier,	7 Strafford Road, Twickenham, TW1 3AD,		

## THE FOLLOWING PROPERTIES WERE CONSULTED AT APPEAL STAGE

STANDARD CONSULTATIONS WHERE APPLICABLE CAN BE SEEN AT THE END OF THIS REPORT

## DEVELOPMENT PLAN POLICIES

UDP ENV 10, 19 23, 24	Specify
Supplementary Planning Guidance Conservation Area Study/Proposal  Conservation Area Description:  Conservation Area Number: [48]  Listed Building Grade: [7]  Conflict with Development Plan:	
Building of Townscape Merit: \( \frac{1}{2} \)  Tree Preservation Order No.:  Advertised: [          Site Notice: [        CAAG: [          Metropolitan Open Land:    Area of Mixed Use:	Tick
Key Shopping Frontage: Secondary Shopping Frontage: Archaeological Priority Zone:	Tick & Specify Other
PRESENT USE (If vacant previous use if commercial give name)	

#### 18 Oak Lane

Site: A two storey mid terrace house, SFD, not listed but located in Amyand Park Conservation area.

History: No history

-2-2

Proposal: PP required for loft conversion. This will be erected at the rear roof slope and will be 2.8m deep, 1.6m high and 2.9m wide, flat roof with 3 panes of clear glass, vertical slate hanging. It is also proposed two roof lights to the front roof slope. The design is exactly similar to no.12.

Public + other reps: None received

Amendments: A drawing has been submitted showing a reduction of three roof lights to two and omitting the rear lower windows on the dormer, which were shown with original drawings.

Comments: Urban design considered the front roof slope as having an excessive amount of roof lights and the roof extension excessive in size and height, bulk with an unbalanced arrangement of windows. The essential change would be to delete at least one roof light and a smaller roof extension of one or two smaller windows at the rear. It was considered in light of an approved scheme at no.12 (03/1519/hot), and changes as per recommended UD accepted the changes and proposal. Given the amendments and the roof extension cannot be seen from any public views and it would not dominate the roof slope I consider this proposal acceptable.

No.12 Loft conversion approved (03/1519/hot)