

DRAFT REPORT/DELEGATED DECISION SHEET

1/2
Re: 03/2808/HOT

PLANNING PERMISSION/LISTED BUILDING CONSENT
CONSERVATION AREA CONSENT

Contact: Mr M R Garvey

Extn.: 4586

Ward:
App Rec'd: 09/09/2003

APPLICANT: MR AND MRS P J BARRAND
18 OAK LANE
TWICKENHAM
TW1 3PA

AGENT:
Site: 18 OAK LANE
TWICKENHAM

Proposal: LOFT CONVERSION.

*Exhibits
Thursday*

* EH may direct	Full Planning		
Decision by R.U.T.	Outline		
Listed Building Consent	Other		
C.A. Consent	Council		Committee
RECOMMENDATION:	APPROVE/ CONSENT	REFUSE	OTHER ENFORCEMENT/ COURT ACTION
Prepared by <i>M. EARMY</i>	Submitted for decision by		
Date: <i>31/10/03</i>	PLANNING AND TRNSPT COMMITTEE	PLANNING SUB-CITTEE	DELEGATED POWERS
TEAM LEADER Agreed	Date:	Date:	Date:
PPO Agreed	Application dealt with under delegated authority by		
Date:	<i>John Brown</i>		
	on: <i>4/11/03</i>		

Visit neighbouring property YES NO DATE:

CONTINUED ...

THE FOLLOWING PROPERTIES WERE CONSULTED ON 16th September, 2003

- The Occupier, 17 Oak Lane, Twickenham, TW1 3PA,
- 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
BL 2, 4, 15, 16 Specify

Supplementary Planning Guidance House extensions/Alterations
 Conservation Area Study/Proposal _____
 Conservation Area Description: Amyand Park Road, Twickenham CA48

Conservation Area Number: [48]
 Listed Building Grade: [x]
 Conflict with Development Plan: x
 Building of Townscape Merit: x Tick

Tree Preservation Order No.: _____
 Advertised: [✓]
 Site Notice: [✓]
 CAAG: [x]

Metropolitan Open Land: _____
 Area of Mixed Use: _____
 Key Shopping Frontage: _____ Tick
 Secondary Shopping Frontage: _____ &
 Archaeological Priority Zone: _____ Specify
 _____ Other

PRESENT USE (If vacant previous use if commercial give name)

SFD

18 Oak Lane

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

History: No history

Proposal: PP required for loft conversion. This will be erected at the rear roof slope and will be 2.8m deep, ~~1.6m~~^{2.2} 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 on the 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)