

Application reference: 08/0281/HOT
SOUTH TWICKENHAM WARD

Date application received	Date made valid	Target report date	8 Week date
28.01.2008	28.01.2008	24.03.2008	24.03.2008

Site:

21 Wellesley Road, Twickenham, Middlesex, TW2 5RR

Proposal:

Single storey garden log cabin onto a garden basement, with minor amendments to granted planning no. 03/1143

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

APPLICANT NAME

Mr And Mrs Kearney
21 Wellesley Road
Twickenham
Middlesex
TW2 5RR

AGENT NAME

Englishaus Architects Ltd
30 Lawrence Road
Hampton
Middlesex
TW12 2RJ

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

Consultations:

Internal/External:

Consultee

Expiry Date

Neighbours:

17 Preston Close, Twickenham, Middlesex, TW2 5RU, - 13.03.2008
23 Wellesley Road, Twickenham, Middlesex, TW2 5RR, - 13.03.2008
19 Wellesley Road, Twickenham, Middlesex, TW2 5RR, - 13.03.2008
15 Preston Close, Twickenham, Middlesex, TW2 5RU, - 13.03.2008

History:

Ref No	Description	Status	Date
02/0016	• Single Storey Rear Extension, 1st Floor Side Extension And Loft Conversion.	WNA	06/09/2002
03/1143	• Erection Of Single Storey Rear Extension, First Floor Side Extension And Roof Extension.	GTD	08/05/2003
98/1045	• Side Extension At First Floor Level.	GTD	07/08/1998
08/0281/HOT	• Single storey garden log cabin onto a garden basement, with minor amendments to granted planning no. 03/1143	PCO	

Constraints:

File reference: 08/0281/HOT

Address: 21 Wellesley Road, Twickenham, TW2 5PR

Site proposal and history

This is a semi-detached property. Not in a Conservation Area, not a Listed Building or BTM.

Planning history: erection of a single storey rear side extension, first floor side extension and roof extension granted (03/1143/HOT). Side extension at first floor level granted 98/1045.

Current proposal: single storey garden cabin onto a garden basement, with minor amendments to planning permission (03/1143/HOT).

Consultations

Neighbours- 1 objection received from the neighbour at 15 Preston Close on grounds that the proposal would impact on their privacy, limit light and be detrimental to their amenity, as well as several other non-planning matters.

Professional comments

The main considerations for this case are the design of the extension, the impact of the extension on the amenities of neighbouring properties and the surrounding street-scene and loss of daylight/sunlight to the subject site and the adjacent property.

Design

The garden building will measure 2.4m from ground to eaves and will finish in a pitched roof (3.5m from ridge to ground) with gable ends. The design incorporates a solar panel in one part of the roof slope. The building will be 3.2m deep and 4.9m long and be timber-clad. The proposal also incorporates the creation of a basement storage area underneath ground level and a tunnel link between the basement and the rear of the house. A series of 4 lightwells will be set along the sides of the garden, measuring 0.5m in width and 2.6m and 1.7m in length. The extension is considered to be an appropriate scale and height, in accordance with Policy BLT 11 of the Council's UDP.

The proposal also involves two minor amendments to planning permission 03/1143/HOT; the addition of a Juliet balcony in the place of one of the two dormer windows approved and the formation of bi-fold doors at ground floor level in place of a window. Both are considered acceptable changes in terms of design.

Residential amenity

Whilst an objection has been received from neighbours at 15 Preston Close (whose house backs onto the rear of the subject site), on the grounds of the structure limiting light and impact on privacy and amenity, it is not considered that a refusal on these grounds could be justified at appeal.

Indeed the outbuilding will be set off from the subject property's boundary by 0.2m at either side. There will not be any windows on either of the sidewalls or the rear wall, thus there will be no loss of privacy to the neighbouring properties, including no.15. Whilst the outbuilding is quite large, it is not considered that it would appear overbearing. The structure measures 2.4m from the ground to eaves and incorporates a pitched roof to a height of 3.5m and as such this proposal could be dealt with under permitted development.

The basement area will not be visible from above ground, only the light wells will be visible, and these are not considered to be an overbearing feature. The creation of a Juliet balcony in the dormer would not result in a loss of privacy to the adjoining property, indeed this area could not be used for

**dormer set more than 20m from rear boundary with no. 15*

recreation as ~~there~~ the design does not create additional balcony floor space. Thus the proposal is considered to be in accordance with Policy BLT 16 of the UDP.

Daylight/sunlight

The proposal is not considered to result in an undue loss of light to either of the neighbouring properties. As such it is compliant with Policy BLT 15 of the UDP.

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): HER

Dated: 3/4/2008

I agree the recommendation: B

~~Team Leader~~/Development Control Manager

Dated: 08/04/08



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: