

Application reference: 08/0390/HOT
ST MARGARETS, NORTH TWICKENHAM WARD

Date application received	Date made valid	Target report date	8 Week date
04.02.2008	13.02.2008	09.04.2008	09.04.2008

Site:

239 St Margarets Road, Twickenham, Middlesex, TW1 1ND

Proposal:

Single storey rear and side extension, loft conversion/extension and rebuild garage to provide garage/summerhouse.

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

APPLICANT NAME

Mr A Stewart And Ms C Murphy
239 St Margarets Road
Twickenham
Middlesex
TW1 1ND

AGENT NAME

Englishaus Architects Ltd
30 Lawrence Road
Hampton
TW12 2RJ

DC Site Notice: printed on

Consultations:

Internal/External:

Consultee

Expiry Date

Neighbours:

2 Ailsa Avenue, Twickenham, Middlesex, TW1 1NG, - 14.02.2008
230 St Margarets Road, Twickenham, Middlesex, TW1 1NL, - 14.02.2008
234 St Margarets Road, Twickenham, Middlesex, TW1 1NL, - 14.02.2008
241 St Margarets Road, Twickenham, Middlesex, TW1 1ND, - 14.02.2008
232 St Margarets Road, Twickenham, Middlesex, TW1 1NL, - 14.02.2008
Flat, 232 St Margarets Road, Twickenham, Middlesex, TW1 1NL, - 14.02.2008
237 St Margarets Road, Twickenham, Middlesex, TW1 1NE, - 14.02.2008

History:

Ref No	Description	Status	Date
08/0390/HOT	• Single storey rear and side extension, loft conversion/extension and rebuild garage to provide garage/summerhouse.	PCO	

Constraints:

File reference: 08/0390/HOT

Address: 239 St Margaret's Road, Twickenham

Site proposal and history

This is a large semi-detached property. It does not lie within a Conservation Area and is not a BTM or Listed Building. The site has no planning history. This proposal is for a single storey side and rear extension, loft conversion and extension and the rebuilding of a garage to form a garage/summerhouse.

Consultation

Neighbours- no objections

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 proposal involves the construction of one dormer in the rear roof slope and two in the side return roof slope. The dormers are considered to be in proportion to the roof. A single rooflight will be added to the front elevation. A side door in the flank wall of the property and two existing windows will be bricked up (in brickwork to match existing). A side infill extension will be constructed that measures 2.3m from ground to eaves. It incorporates a pitched roof with 3 velux rooflights and will be built up to the 2m high boundary wall. A full width rear extension is also proposed, this will adjoin the side infill extension. The roof will pitch up to the rear wall and is hipped where it adjoins the side extension. The rear extension protrudes 1.8m from the rear building line. The proposal also involves the demolition of an existing outbuilding and the construction of a split-level garage and summer house. The proposed development measures 3.9m from ground to the roof ridge and incorporates two rows of small dormer windows on the front and rear elevations. The extensions are considered to be an appropriate scale and height, in accordance with Policy BLT 11 of the Council's UDP.

Residential amenity

The dormers and side extension are not considered to be overbearing to neighbouring properties as they sit well within the roof-slope. This is a corner plot and the side extension will be visible from the street, however the design of the side extension is low profile and will not result in a loss of privacy to the subject site. The rear extension is not considered to be overbearing to the neighbouring property as it will be set off slightly from the boundary and the roof is hipped away from the neighbouring property. The outbuilding is not considered to be overbearing to neighbouring properties, indeed the property to the rear of the outbuilding has no windows on the flank wall and as such overlooking and privacy will not be an issue. Thus the proposal is considered to be in accordance with Policy BLT 16 of the UDP.

The neighbours at 241 St Margaret's raised concerns over the first set of plans received, though they did not make a formal objection. It is understood that they were in discussion with the applicant and his architect and that the amended plans were a product of mutual understanding between the applicant and the neighbours at this address. No formal objections have been received to date.

Daylight/sunlight

Neither the dormers, the side extension nor the garden building will result in a loss of light to neighbouring properties. With regards to the rear extension, a 45 degree light test was performed on the neighbouring property and the windows passed this test. As such the proposal complies with 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: 31/3/2008

I agree the recommendation:

DCP PSL
Team Leader/Development Control Manager

Dated: 07/04/08

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:

239 Margaret's Road Twickenham Middlesex TW1 1ND

UPRN: 100022346601
Area: 211.304 m²

ORN: 0014N7KAPV000
Perimeter: 84.464 m

Ward: St Margarets & North Twickenha
BC Area:
DC Area:

Conservation Area: None

Shopping Frontage: None

Listed Buildings & BTMs: None

Tree Preservation Orders: None

UDP Overlays and Constraints:
POS Deficient

Part Only

Report Ends.