

**Application reference: 07/4470/HOT**  
**ST MARGARETS, NORTH TWICKENHAM WARD**

Date application received	Date made valid	Target report date	8 Week date
24.12.2007	09.01.2008	05.03.2008	05.03.2008

**Site:**

9B Burnside Close, Twickenham, Middlesex, TW1 1ET

**Proposal:**

Erection of single storey side extension

**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 Ede  
9B Burnside Close  
Twickenham  
Middlesex  
TW1 1ET

**AGENT NAME**

Englishhaus Architects  
30 Lawrence Road  
Hampton  
TW12 2RJ

**DC Site Notice:** printed on

**Consultations:**

*Internal/External:*

**Consultee**

**Expiry Date**

**Neighbours:**

- 4 Burnside Close, Twickenham, Middlesex, TW1 1ET, - 21.01.2008 ✓
- 5 Burnside Close, Twickenham, Middlesex, TW1 1ET, - 21.01.2008 ✓
- 8 Burnside Close, Twickenham, Middlesex, TW1 1ET, - 21.01.2008 ✓
- 221 London Road, Twickenham, Middlesex, TW1 1ES, - 21.01.2008 ✓
- 9A Burnside Close, Twickenham, Middlesex, TW1 1ET, - 21.01.2008 ✓

**History:**

Ref No	Description	Status	Date
06/3264/HOT	• Erection Of A Carport To Side Of Property.	WDN	13/11/2006
07/4470/HOT	• Erection of single storey side extension	PCO	

- Insufficient detail.  
- no elevations sent in  
- insufficient information

**Constraints:**

**Application Ref: 07/4470/HOT**  
**Site: 9b Burnside Close, Twickenham**

**Proposal:** Erection of single storey side extension.

**History:** 06/3264/HOT- Erection of a carport to side of property, this was withdrawn because insufficient information was submitted; meaning professional drawings were required. This is the resultant application.

**Consults:** Neighbours consulted, no objections.

Note: The application first came in with incorrect plans these have been corrected.

Arboriculture Officer

I note from drawing number EN 2817/02 it states the removal of the Gingko tree covered by Tree Preservation Order 665 has been agreed by myself and Andrew Turnbull. This is not correct as at **no** point have I agreed to its removal. The tree in question is a Gingko tree located to the east boundary of the property and is currently less than 1 meter from the adjacent building. The tree has been subject to indiscriminate pruning and as a result is of poor form.

The current British Standard 5837 2005 Trees in Relation to Construction states in Annex A.4.3 "Where a tree preservation order exists prior to planning permission being granted it should not normally be a block to effective use of the site. It serves to deter damage to or clearance of trees prior to planning permission being granted and provides a means of enforcing their protection during development work".

Taking this into consideration and the tree location/ form I agree to the Gingko's removal and replacement with tree of similar form/size. The replacement tree will be legally protected by Tree Preservation Order 655.

I raise no objections to the proposal subject to the following conditions

LA11A Landscaping Required Hard and Soft

LA31 Tree Planting Details

LA32 Replacement Tree Planting

+ LA30 Landscape Implementation

**Professional comments:**

**Proposal detail**

2.6m to eaves

The single storey side extension would be 3.3m wide and 3.65m to the top of the crown roof. The extension would be flush with the existing front and rear walls and be 1.2m from the boundary.

There would be a bay window to the front, 3 no. high level windows and 1 no 1.2m length window to the side with a roof light in the slope facing the detached neighbour. There is

also a proposed glazed, double door to the rear with small one light windows to each side. These will face the application property's garden.

### Design

The design of the extension would be subservient to the property as it is only single storey has a very similar detailing and would have a pitched roof also the same as the original property. This is in compliance with council SPG.

The extension has been set back 1.2m from the boundary so complies with SPG.

### Street scene and visual impact

The extension will fit into the street scene owing to its subservient nature and design that matches the original property. The properties will still appear as a semi-detached house and the extension does not detrimentally unbalance the pair of properties holistically.

### Amenity

The plans show that all side windows are also to be obscure glazed. The roof light faces upward so is not considered to create detrimental overlooking. A condition will be attached requiring all side windows to be fixed shut to protect the amenities of the facing neighbouring property

*+ obscure glazed in perpetuity*

The extension is set back from the boundary and although the property is already set back from the detached neighbour it is not considered to be of detriment to the windows in the rear of the neighbour as there is more than one source of light into the habitable room. It is considered that there will not be significant visual intrusion or an overbearing impact of significance on the detached neighbouring dwelling. The extension is not visible from the attached property. There is also high boundary treatment that will be retained through condition.

*cf. side windows to garage + bedroom @ No. 8. - bedroom is a secondary source of light.*

### Trees

As instructed by the Arboriculture officer the TPO tree can be taken out but it does have to be replaced with a species of similar form and size. This will be imposed through recommended conditions shown in the above box.

### Recommendation

Approve with conditions.

**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

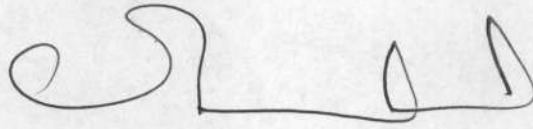
Case Officer (Initials): R. IT

Dated: 19/5/08

**I agree the recommendation:**

Team Leader/~~Development Control Manager~~

Dated: 25/05/08



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: .....

<b>REASONS:</b>
<b>CONDITIONS:</b>
<b>INFORMATIVES:</b>
<b>UDP POLICIES:</b>
<b>OTHER POLICIES:</b>

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**

<b>CONDITIONS:</b>
<b>INFORMATIVES:</b>

**ADDITIONAL NOTES CONTINUED FROM ABOVE:**

## Notes of Telephone calls/discussions/meetings

DATE		ACTION
22/02/08	Rang Agent + advised that we require <del>correct</del> correct site plans on the drawings, + need to see the proposed extensions in relation to No. 8.	
06/03/08	Further plans received, with amended/correct site plans.	