

**Application reference: 10/0022/HOT**  
**WEST TWICKENHAM WARD**

Date application received	Date made valid	Target report date	8 Week date
06.01.2010	06.01.2010	03.03.2010	03.03.2010

**Site:**

22 Mill Road, Twickenham, TW2 5HA,

**Proposal:**

Proposed Two Storey Side Extension, Single Storey Rear Extension And Front Porch 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 Byrne  
22 Mill Road  
Twickenham  
TW2 5HA

*Call applicant for  
site visit.*

**AGENT NAME**

Mr Steve Scaffardi  
12 Avenue Road  
Staines  
TW18 3AW

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

**Consultations:**

**Internal/External:**

**Consultee**

**Expiry Date**

**Neighbours:**

5D Manor Road, Twickenham, TW2 5DF, - 12.01.2010  
Flat 4,6 Manor Road, Twickenham, TW2 5DF - 12.01.2010  
Flat 3,6 Manor Road, Twickenham, TW2 5DF - 12.01.2010  
4A Manor Road, Twickenham, TW2 5DF - 12.01.2010  
Flat 1,6 Manor Road, Twickenham, TW2 5DF, - 12.01.2010  
Flat 2,6 Manor Road, Twickenham, TW2 5DF, - 12.01.2010  
24 Mill Road, Twickenham, TW2 5HA, - 12.01.2010  
11 Mill Road, Twickenham, TW2 5HA, - 12.01.2010  
9 Mill Road, Twickenham, TW2 5HA, - 12.01.2010  
20 Mill Road, Twickenham, TW2 5HA, - 12.01.2010  
5 Manor Road, Twickenham, TW2 5DF, - 12.01.2010  
5C Manor Road, Twickenham, TW2 5DF, - 12.01.2010  
5B Manor Road, Twickenham, TW2 5DF, - 12.01.2010  
5A Manor Road, Twickenham, TW2 5DF, - 12.01.2010

**History:**

Ref No	Description	Status	Date
10/0022/HOT	• Proposed Two Storey Side Extension, Single Storey Rear Extension And Front Porch Extension.	PCO	

**Constraints:**

● Professional Comments:

**Recommendation:**

The determination of this application falls within the scope of Officer delegated powers - YES / NO

**I therefore recommend the following:**

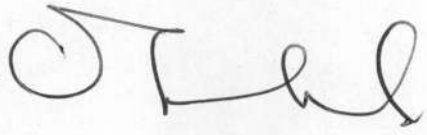
- 1. REFUSAL
- 2. PERMISSION
- 3. FORWARD TO COMMITTEE

Case Officer (Initials): V.H.

Dated: 03.03.2010

**I agree the recommendation:**

Team Leader/Development Control Manager



Dated: 03/03/10

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>

*See Caps*

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:**

Notes of Telephone calls/discussions/meetings

DATE

ACTION

**File Reference: 10/0022/HOT**  
**Address: 22 Mill Road, Twickenham**

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**Site description:**

The property is a two-storey end terrace dwelling in a row of four and is situated on the eastern side of Mill Road. The property is not located within a Conservation Area and does not have Listed or Building of Townscape Merit status. There are no tree preservation orders to the site.

**Proposal:**

The application relates to a proposed two-storey side extension, single-storey rear extension and front porch extension.

**Planning history:**

There is no planning history.

**Amendments:**

No amendments have been received.

**Main Development Plan Policies:**

Richmond Upon Thames Unitary Development Plan (UDP) – First Review 2005 policies: BLT 11, 13, 15 and 16 and the Council's Supplementary Planning Guidance on Design Guidelines for House Extensions and External Alterations (SPG).

**Material representations:**

No letters of objection have been received and there has been no request for planning committee.

**Professional comments:**

The main planning issues to be considered under this application are the design impacts and possible impacts on amenities of neighbouring properties.

**Design**

The proposed scheme partly involves the construction of a two-storey side extension to extend the existing kitchen space at ground floor level and to provide an additional bedroom at first floor level. The SPG on House Extensions and External Alterations states that it is usually desirable to set back the extension by at least 1 metre behind the front elevation and a gap of approximately 1 metre between the side wall of the extension and the boundary fence will normally be required.

The proposed two-storey side extension would be set back from the front elevation by approximately 5 metres and set off the boundary by approximately 1.2 metres, which does comply with the SPG.

The SPG also states that the overall shape, size and position of side extensions should not dominate the existing house or its neighbours and they should harmonise with the original appearance. Whilst it would be preferable to see an alternative roof form that is more sympathetic with the host property, it is considered that the side

extension would not appear overly prominent when viewed from the street given its sufficient set back. Therefore, the design of the proposed two-storey side extension would not cause harm to the visual appearance and character of the host property, streetscene and surrounding area in general.

Given the single-storey nature of the proposed rear extension, the proposal not utilising an unreasonable amount of garden space and appearing as an obvious addition, the extension is considered to be subordinate and of an acceptable scale in design terms.

Further, it is considered that the proposed front porch would be acceptable in design terms given that it would be similar in appearance to the existing porch belonging to the property at the other end of this row of terraces (no. 28). Given its minimal projection and modest size, no objections have been raised.

#### Residential amenity

Due to the staggered nature of the properties in the street, the host property is situated further forward in its plot of land than neighbouring property no. 20. Therefore, the rear elevation of the proposed two-storey side extension would line up with the rear elevation of no. 20. For this reason, it is considered that the proposed side extension would not result in a loss of outlook for the occupants at no. 20. There are no windows located along the flank elevation of no. 20 and therefore, no issues would result with regard to loss of light and privacy.

In relation to the ground floor window at no. 24 that is adjacent to the boundary, it is likely that this window serves a habitable room, although this is not certain. However, it is considered that the proposed rear extension is BRE compliant and would not result in a loss of light and privacy for the occupants at no. 24. The rear extension would measure approximately 3m deep, which is SPG compliant.

Whilst the occupants at no. 20 would be able to see the proposed side extension from their rear garden, the proposal would project no further rearwards than the rear elevation of existing property no. 20. Given this and the distance from the boundary (approximately 3.9m from the side elevation of the side extension and the shared boundary), this relationship is also considered to be acceptable.

#### Summary:

Given that the proposed scheme does satisfy the design and residential amenity criteria in the UDP and does not prejudice the aims of the SPG, it is considered that the proposed two-storey side extension, single-storey rear extension and front porch would not be considered to be unneighbourly additions due to their size and siting and would not result in an unacceptable loss of privacy for neighbouring properties. The proposals would also not harm the character and appearance of the host properties, streetscene and the surrounding area in general.

#### Recommendation:

Approval subject to conditions and informatives.