

Application reference: 04/3505/HOT/HOT
HAM, PETERSHAM, RICHMOND RIVERSIDE WARD

Date application received	Date made valid	Target report date	8 Week date
02.11.2004	02.11.2004		28.12.2004

Site:

70 Broughton Avenue, Ham, Richmond Upon Thames, TW10 7UR

Proposal:

Two storey side extension and roof conversion.

Present use:

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 Cook
70 Broughton Avenue
Ham
Richmond Upon Thames
TW10 7UR

AGENT NAME

Englishaus Ltd
30 Lawrence Road
Hampton
TW12 2RJ

Consultations:

Internal/External:

Neighbours:

71 Ashburnham Road, Ham, Richmond Upon Thames, TW10 7NJ, - 10.11.2004
75 Ashburnham Road, Ham, Richmond Upon Thames, TW10 7NN, - 10.11.2004
64 Broughton Avenue, Ham, Richmond Upon Thames, TW10 7UR, - 10.11.2004
66 Broughton Avenue, Ham, Richmond Upon Thames, TW10 7UR, - 10.11.2004
69 Ashburnham Road, Ham, Richmond Upon Thames, TW10 7NJ, - 10.11.2004
73 Ashburnham Road, Ham, Richmond Upon Thames, TW10 7NN, - 10.11.2004
68 Broughton Avenue, Ham, Richmond Upon Thames, TW10 7UR, - 10.11.2004
St Richards Church, Ashburnham Road, Ham, Richmond Upon Thames, TW10, - 10.11.2004
77 Ashburnham Road, Ham, Richmond Upon Thames, TW10 7NN, - 10.11.2004
St Richards With St Andrews C Of E Primary Schoo, Ashburnham Road, Ham, Richmond Upon Thames, TW10 7NL, - 10.11.2004

History:

04/3505/HOT Two storey side extension and roof conversion.

Constraints:

Professional Comments:

3

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): **JW**

Dated: **22/12/04**

I agree the recommendation:

Team Leader/Development Control Manager 

Dated: **22/12/04**

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

CONDITIONS:
INFORMATIVES:

ADDITIONAL NOTES CONTINUED FROM ABOVE:

70 Broughton Avenue
04/3505/HOT

Present use: Residential

Proposal Details: Erection of two-storey side extension.

Site history: None

Public and other representations: None.

Professional comments.

The application site is located on Broughton Road/ Ashburnham Road junction, in an area of regular and formal building lines with the properties in Ashburnham Road, together with the application property being on a 6.0m building line. The proposal is to erect a two-storey side extension of 5.1m width that brings the building out closer to Ashburnham Road.

Concern is expressed that the proposed extension has no set back from the front elevation, neither is the ridgeline lower than the existing ridge. Therefore, visually it gives the appearance of a further dwelling as opposed to an extension to an existing dwelling.

The main concern is the prominent location of the proposed extension that brings in front of the building line of Ashburnham Road. Concern is expressed that in such a location the proposal is an undesirable intrusive feature not in keeping with the well established surround layout and represents an undesirable intrusive feature in the streetscene that is visually intrusive and detrimental to the residential amenity of the surrounding residential area.

There have been three examples of two storey side extensions in the locality, although not in the immediate area of the site. In all instances the side extension was subordinate to the main dwelling and set back from the front building line.

03/0333 1 Broughton Avenue granted 1/4/03

96/0744 19 Broughton Avenue granted 24/4/96

96/1002 211 Ashburnham Road, Ham. Granted 14/5/96

There will also be a loss of an important landscaped area which is a characteristic feature of this locality.

Conclusion. For the above reason planning objections are raised to the proposed development