

**Application reference: 04/2924/HOT/HOT**  
**ST MARGARETS, NORTH TWICKENHAM WARD**

Date application received	Date made valid	Target report date	8 Week date
09.09.2004	22.11.2004		17.01.2005

**Site:**

62A Sidney Road, Twickenham, Richmond Upon Thames, TW1 1JR

**Proposal:**

Proposed loft conversion to first floor flat.

**Present use:**

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

**APPLICANT NAME**

Mr And Mrs Ann Koychev  
62A Sidney Road  
Twickenham  
Richmond Upon Thames  
TW1 1JR

**AGENT NAME**

Englishaus LTD  
30 Lawrence Road  
Hampton  
TW12 2RJ

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**Consultations:**

*Internal/External:*

**Neighbours:**

95 Kenley Road, Twickenham, Richmond Upon Thames, TW1 1JT, - 20.09.2004  
2 Moormead Road, Twickenham, Richmond Upon Thames, TW1 1JS, - 20.09.2004  
60A Sidney Road, Twickenham, Richmond Upon Thames, TW1 1JR, - 20.09.2004  
64 Sidney Road, Twickenham, Richmond Upon Thames, TW1 1JR, - 20.09.2004  
93 Kenley Road, Twickenham, Richmond Upon Thames, TW1 1JT, - 20.09.2004  
64A Sidney Road, Twickenham, Richmond Upon Thames, TW1 1JR, - 20.09.2004  
1 Moormead Road, Twickenham, Richmond Upon Thames, TW1 1JS, - 20.09.2004  
60 Sidney Road, Twickenham, Richmond Upon Thames, TW1 1JR, - 20.09.2004  
62 Sidney Road, Twickenham, Richmond Upon Thames, TW1 1JR - 20.09.2004

**History:**

04/2924/HOT Proposed loft conversion to first floor flat.

**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): CC

Dated: 11/02/05

**I agree the recommendation:**

Team Leader/~~Development Control Manager~~ STH

Dated: 11/02/05

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> <u>ACU &amp; BD14A</u>
<b>INFORMATIVES:</b> <u>IE05A, IH06A, IL10, IL16H, IL12</u>
<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

<b>CONDITIONS:</b>	
<b>INFORMATIVES:</b>	
IE05A Noise control - Building sites	U04611
IH06A Damage to public highway	IL16H Relevant policies and proposals - HOT
IL10 Building regulations required	

**ADDITIONAL NOTES CONTINUED FROM ABOVE:**

**Application Ref; 04/2924/HOT**  
**62A Sidney Road**  
**Twickenham**

**Site, History and Proposal:**

The proposed scheme is for the conversion of the loft, which includes the erection of rear roof extension or dormer. Sidney Road is characterised by having terraced houses, the application site being a mid terrace divided into two flats. The property in question being the first floor flat.

The dormer will be located over the outrigger to the rear. The proposal site is not highly visible from the public domain, however from an adjacent street, Kenley Road it possible to see the rear elevation of the application site albeit not clearly. The rear elevation of the terraces dwellings have large projecting outriggers.

There is no recent planning history associated with the site and the property is not located within a Conservation Area and the building is not a Listed Building or BTM.

**Public and other Consultations**

None received

**Amendments**

Revision to the size of dormer, reducing width of dormer by 0.9 metres.

*Original Drawings contained inaccuracies - these have been corrected + applicn re-registered*

**Professional Comments**

The main issues is the impact the roof extension is likely to have on the appearance of the dwelling and the surrounding area and the impacts ~~to have upon~~ the privacy and amenity of neighbouring properties.

Although the proposed dormer occupies a substantial part of the rear roof slope, the rear elevation of the application site, as stated, is not highly visible from the public domain and due to the dormer being located over the outrigger it will be screened somewhat from the rear and from Kenley Road. The dormer, although large, complies with Supplementary Planning Guidance and does not visually dominate the rear roof slope. Therefore the impact it will have upon the character and appearance of the building and area is limited and as a result the proposal is not considered significantly detrimental to warrant refusal. In addition it is noted that another dwelling on the road, No. 12, has had a similar roof extension erected which was approved under planning application ref; 02/3755.

There are no significant implications to the privacy and amenity of neighbouring residents. Finally the proposed roof extension will not have an impact on daylight of the neighbouring dwellings.

It is felt therefore that the proposals are acceptable as they meet with the Local Planning Authority's policies and guidance and do not have a detrimental impact upon the privacy and amenity of neighbouring properties or upon the character and appearance of the dwelling or area.

**Recommendation:**

I therefore recommend **Approval**