

DRAFT REPORT/DELEGATED DECISION SHEET

1/2

Ref: 03/1029/FUL

PLANNING PERMISSION/LISTED BUILDING CONSENT  
CONSERVATION AREA CONSENT

Contact: Mr S Graham-Smi

Extn.: 4575

Ward:

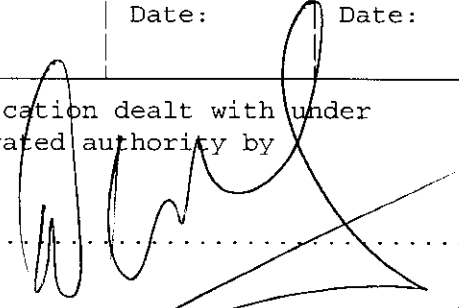
App Rec'd: 26/03/2003

APPLICANT: M CARRIBINE

AGENT: ENGLISHAUS ARCHITECTS

Site: 21 STANLEY ROAD  
TEDDINGTON

Proposal: CONVERSION OF 2 FLATS INTO 4 FLATS WITH ERECTION OF SINGLE  
STOREY BASEMENT EXTENSION

* EH may direct		Full Planning	✓
Decision by R.U.T.	✓	Outline	
Listed Building Consent		Other	
C.A. Consent		Council	Committee
RECOMMENDATION:	<u>APPROVE/</u> <u>CONSENT</u>	REFUSE	OTHER
ENFORCEMENT/ COURT ACTION			
Prepared by <b>SSS</b>	Submitted for decision by		
Date: <b>2/5/03</b> <b>SSS/03</b>	PLANNING AND TRNSPT COMMITTEE	PLANNING SUB-CITTEE	<u>DELEGATED POWERS</u>
TEAM LEADER	Agreed	Date:	Date:
Date:		Date:	Date:
PPO	Agreed	Application dealt with under delegated authority by	
Date:			
		on: <b>12-6-03</b>	

Visit neighbouring property ~~YES~~ / NO DATE: **12-6-03**

THE FOLLOWING PROPERTIES WERE CONSULTED ON 9th April, 2003 (assuming that you haven't reprinted it - please check on screen)

- The Occupier, 16 Cadogan Close, Teddington, TW11,
- The Occupier, 17 Stanley Road, Teddington, TW11,
- The Occupier, Flat A, 19 Stanley Road, Teddington, TW11,
- The Occupier, Flat B, 19 Stanley Road, Teddington, TW11,
- The Occupier, Flat C, 19 Stanley Road, Teddington, TW11,
- The Occupier, Flat D, 19 Stanley Road, Teddington, TW11,
- The Occupier, 23 Stanley Road, teddington, TW11,
- The Occupier, 23a Stanley Road, Teddington, TW11,
- The Occupier, 25 Stanley Road, Teddington, TW11,
- The Occupier, 25a Stanley Road, Teddington, TW11,

STANDARD CONSULTATIONS WHERE APPLICABLE CAN BE SEEN AT THE END OF THIS REPORT

DEVELOPMENT PLAN POLICIES

UDP EN 19.23.26 HSG 11.12  
B11 11.15.16 HSG 11.12 Specify

Supplementary Planning Guidance ✓  
 Conservation Area Study/Proposal \_\_\_\_\_  
 Conservation Area Description: \_\_\_\_\_  
 Conservation Area Number: [    ]  
 Listed Building Grade:    [    ]  
 Conflict with Development Plan: \_\_\_\_\_  
 Building of Townscape Merit: \_\_\_\_\_ Tick  
 Tree Preservation Order No.: \_\_\_\_\_  
 Advertised:    [    ]  
 Site Notice:    [    ]  
 CAAG:    [    ]  
 Metropolitan Open Land: \_\_\_\_\_  
 Area of Mixed Use: \_\_\_\_\_  
 Key Shopping Frontage: \_\_\_\_\_ Tick  
 Secondary Shopping Frontage: \_\_\_\_\_ &  
 Archaeological Priority Zone: \_\_\_\_\_ Specify  
 \_\_\_\_\_ Other  
 \_\_\_\_\_  
 \_\_\_\_\_

PRESENT USE (If vacant previous use if commercial give name)

Two flats  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

OFFICER'S REPORT (to include the following information)

Site and Proposal.

(v) Local Amenity groups

One of a row of large houses, this is currently in use as two large flats. The status of the others is as follows:

- 17 - No relevant history - apparently an SFD
- 19 - Converted to 4 1-bed flats - 84/854
- 21 - ~~currently~~ in use as 2 flats.
- 23 - 2 flats
- 25 - Converted to 3 flats 99/949.
- 27 - Converted to 3 flats 87/84.

This conversion will be similar to that carried out at No. 19 in 1984 and, being sited close to Teddington town centre is, in principle acceptable, due to the proximity of transport facilities.

Various external alterations are proposed:

Replacement dormers on front and rear elevations, similar to existing.  
Two new side facing dormers - No. 19 has a single larger version approved in 1984. The shallow pitch of the main roof is such that the side dormer at 19 is barely noticeable, and that will be the case with the two smaller versions at 21.  
No secure glazing condition for No. 19 but it would now be appropriate for 21.

## History

### Public & other representations

- (i) Stat./Official bodies
- (ii) C.A.A.C
- (iii) Councillors
- (iv) Adj. residents

## Amendments

### Reconsultation

- Professional comments
- Background Papers

At the rear there is a flat roofed 3 storey element which projects 1.4m to the rear of the main building. This is being increased in height by 1.5m and will become 0.4m wider. Due to its limited projection and distance from adjoining properties (2.5m from 19 and 3.5m from 23) this will not have any significant impact.

The other external change is a ~~of~~ car extension to the lower ground floor. This is ~~initially~~ projected 4.8m rearward and is sited on the boundary with No. 23. The plans have now been amended and the depth reduced to 5.5m in compliance with design guidelines.

One letter received - concerned about whether foundation would go over boundary. Explained that is not a planning matter.

No objections received.