

Application reference: 06/2111/HOT
FULWELL, HAMPTON HILL WARD

Date application received	Date made valid	Target report date	8 Week date
30.06.2006	30.06.2006		25.08.2006

Site:

194 Stanley Road, Teddington, Middlesex, TW11 8UE

Proposal:

Conversion of existing loft space to incorporate a living, dinning, kitchen and WC to flat 4 (first floor rear flat).

Present use:

VACANT (G/F SHOP F/F FLAT(S))

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

APPLICANT NAME

Mr El-aouadi Abdelghani
194 Stanley Road
Teddington
Middlesex
TW11 8UE

AGENT NAME

Display Architure
Mr Simon Smith
The Coda Centre
189 Munster Road
London
Fulham
SW6 6AW

Consultations:

Internal/External:

Consultee

Expiry Date

Neighbours:

192A Stanley Road, Teddington, Middlesex, TW11 8UE, - 03.07.2006
1 York Road, Teddington, Middlesex, TW11 8SL, - 03.07.2006
196 Stanley Road, Teddington, Middlesex, TW11 8UE, - 03.07.2006
192 Stanley Road, Teddington, Middlesex, TW11 8UE, - 03.07.2006

History:

Ref No	Description	Status	Date
96/3738/FUL	• Ground Floor Bed Sitter Extension At Rear Of Premises	WNA	24/01/1997
04/1409/COU	• Change of use curtain shop to pizza take away and delivery shop	REF	23/07/2004
04/3537/FUL	• Erection of single storey rear extension, conversion of first floor dwelling into two separate dwellings and conversion of ground floor flat into two dwelling units., Creation of new doorway at ground floor level front elevation	GTD	04/01/2005
06/2111/HOT	• Conversion of existing loft space to incorporate a living, dinning, kitchen and WC to flat 4 (first floor rear flat).	PCO	

Constraints:

06/2111/FUL
194 Stanley Road, Teddington.

Site, history and proposal

The site is occupied by a two-storey mid terrace building comprising ground floor shop with flats to the rear and upper floor. The building is not designated a BTM and is not sited within a conservation area.

04/3537/FUL – erection of a single storey rear extension, conversion of a first floor dwelling into two separate dwellings and conversion of ground floor flat into two dwelling units – approved.

04/1409/COU – Change of use from A1 to A5 – refused.

96/3738/FUL – Ground floor bed sit extension at rear of premises – withdrawn.

06/2228/FUL – Conversion of loft and roof extension to create an additional self-contained studio flat. – Pending consideration.

The proposal is for the erection of a rear extension within the roof to form a dormer window in order to create additional living accommodation to the first floor flat.

Public and other representation

No letters received.

Amendments

The dormer window has been reduced in size.

Professional comments

The proposed extension would result in the conversion of the one bedroom unit on the first floor into a two bedroom flat. The proposal would thus not result in the loss of a unit of accommodation and would provide a better standard of accommodation for future occupiers of this unit.

The proposed roof extension whilst set on one party wall would be set in from the other party wall by 1.3m and set up from the eaves by 0.6m. The two-storey rear annex of the building and the adjacent building's rear annex would partially screen the proposed roof extension and it is considered that the proposed dormer window would not appear dominant or visually intrusive, sitting comfortably within the roof plane and thereby complying with the aims and objectives of SPG for roof extensions.

A rear dormer window was approved to No. 192 under ref. 98/1924, which is set in from the boundaries by 0.95m and 0.85m and up from the eaves by 0.6m. The proposed dormer window would be smaller than this.

Given the context of the locality and the existence of communal overlooking and distance (16m) from the roof extension to the boundary of those properties in York Road

and Shacklegate Lane, it is not considered that the proposal would result in an unreasonable loss of privacy.

The proposal would therefore not result in the loss of a unit of accommodation and would not harm the character and appearance of the building, terrace of which it forms part and visual amenities of the locality.

Recommendation

Approve.

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): *BRS*

Dated: *17.08.06*

I agree the recommendation:

Team Leader/Development Control Manager

Dated:

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: