

Application reference: 20/2495/HOT HAMPTON WICK WARD

Date application received	Date made valid	Target report date	8 Week date
08.09.2020	11.09.2020	06.11.2020	06.11.2020

Site:

57 King Edwards Grove, Teddington, TW11 9LZ,

Proposal:

Loft extension with new rear and side gables and roof extension on RHS. 2no. front facing rooflights, new access staircase and re-roofing of existing pitches. Minor internal alterations at FF.

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

APPLICANT NAME

Mrs Liz Cockett
57, King Edwards Grove
Teddington
TW11 9LZ

AGENT NAME

Mr Simon Merrony
21A High Street
Teddington
TW11 8ET
United Kingdom

DC Site Notice: printed on 14.09.2020 and posted on 18.09.2020 and due to expire on 09.10.2020

Consultations:**Internal/External:****Consultee**

14D Urban D

Expiry Date

28.09.2020

Neighbours:

78 Atbara Road, Teddington, TW11 9PD, - 14.09.2020
82 Atbara Road, Teddington, TW11 9PD, - 14.09.2020
80 Atbara Road, Teddington, TW11 9PD, - 14.09.2020
84 Atbara Road, Teddington, TW11 9PD, - 14.09.2020
60 King Edwards Grove, Teddington, TW11 9LX, - 14.09.2020
62 King Edwards Grove, Teddington, TW11 9LX, - 14.09.2020
66 King Edwards Grove, Teddington, TW11 9LX, - 14.09.2020
64 King Edwards Grove, Teddington, TW11 9LX, - 14.09.2020
55 King Edwards Grove, Teddington, TW11 9LZ, - 14.09.2020
59 King Edwards Grove, Teddington, TW11 9LZ, - 14.09.2020
86 Atbara Road, Teddington, TW11 9PD, - 14.09.2020
1 Avenue Road, Teddington, TW11 0BT -

History: Development Management, Appeals, Building Control, Enforcements:Development Management

Status: GTD Application:93/0841/FUL
Date:21/07/1993 Erection Of A Rear Conservatory.

Development Management

Status: GTD Application:77/1112
Date:17/01/1978 Erection of a single storey extension at the rear of the premises.

Development Management

Status: GTD Application:79/0605
Date:18/07/1979 Erection of a first floor side extension.

Development Management

Status: GTD Application:17/0702/PS192
Date:26/04/2017 Replacement of garage door with a new window.

Development Management

Status: REGPD
Date:13/04/2017

Application:17/0739/PDE
Single storey rear extension (10m depth, 3m eaves height. 3.69m overall height) following demolition of part of the existing rear extension.

Development Management

Status: GTD
Date:30/06/2017

Application:17/1709/HOT
Demolition of existing conservatory. Erection of single storey rear extension with new flue to rear.

Development Management

Status: PDE
Date:

Application:20/2495/HOT
Loft extension with new rear and side gables and roof extension on RHS. 2no. front facing rooflights, new access staircase and re-roofing of existing pitches. Minor internal alterations at FF.

Development Management

Status: PCO
Date:

Application:21/T0006/TCA
T1-Magnolia front of property. Reduce & shape by approx 1m. Current height 7 metres, final height 6 metres. Current spread 8 metres, final spread 6 metres. Formative prune where appropriate. To maintain the tree at a suitable size for the front garden. T2-Hazel (multi-stem) reduce height by 1-1.5 metres. Current height 6.5 metres, final height 5 metres. No lateral spread. To allow more light to the garden and maintain the Hazel at a suitable height. T3-Apple tree, fell to ground level due to lack of space, this will in turn create more light in the garden and create a functional space.

Building Control

Deposit Date: 04.09.2009 4 Windows
Reference: 09/FEN01809/FENSA

Building Control

Deposit Date: 25.08.2017 Single storey rear extension and garage conversion. Existing residential property. The work excludes any gas work subject to the Gas Safety (Installation and Use) Regulations 1998 and electrical work notifiable under the Building Regulation 12(6A)

Reference: 17/1733/IN

Building Control

Deposit Date: 29.11.2017 Install replacement windows in a dwelling Install replacement door in a dwelling

Reference: 18/FEN00120/FENSA

Building Control

Deposit Date: 15.03.2018 Install one or more new circuits Install a replacement consumer unit
Reference: 18/ELE00219/ELECSA

Recommendation:

The determination of this application falls within the scope of Officer delegated powers - YES

I therefore recommend the following:

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

This application is CIL liable YES* NO
 (*If yes, complete CIL tab in Uniform)

This application requires a Legal Agreement YES* NO
 (*If yes, complete Development Condition Monitoring in Uniform)

This application has representations online (which are not on the file) YES NO

This application has representations on file YES NO

Case Officer (Initials):ALA..... Dated:14.01.2021.....

I agree the recommendation: CTA

Team Leader/Head of Development Management/Principal Planner

Dated:14/01/2021.....

This application has been subject to representations that are contrary to the officer recommendation. The Head of Development Management has considered those representations and concluded that the application can be determined without reference to the Planning Committee in conjunction with existing delegated authority.

Head of Development Management:

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

SUMMARY OF CONDITIONS AND INFORMATIVES

CONDITIONS

INFORMATIVES

U0048336	Decision Drawing Numbers
U0048337	NPPF REFUSAL- Para. 38-42

Application reference: 20/2495/HOT

Address: 57 King Edwards Grove Teddington TW11 9LZ

Proposal	The application is for extensions to the roof, rooflights to the front roof slope and associated internal works.	
Site description / key designations	The application site is that of No.57 King Edwards Grove, the site is occupied by a two-storey detached dwelling. The property is set back from the street, it has a front garden area that has been hard paved to provide car parking, the property has benefitted from a number of extensions. The site is located on the Northern Side of King Edwards Grove, the site is included within the King Edwards Grove Conservation Area, and the Broom Road and Kingston Road Village Character Area, the site is also is subject to an Article 4 Direction (basements).	
Planning history	Below is a summary of historical planning applications for the site considered relevant to the current proposal.	
	Ref.	Proposal
	17/1709/HOT	Demolition of existing conservatory. Erection of single storey rear extension with new flue to rear.
	17/0702/PS192	Replacement of garage door with new door
	79/0605	Erection of first floor side extension
		Decision
		Granted permission
		Granted Permission
		Granted Permission
Policies	The proposal has been considered having regard to the policies within the Council's Local Plan, in particular: Local Plan (2018) <ul style="list-style-type: none"> • Policy LP 1 Local Character and Design Quality • Policy LP 3 Designated Heritage Assets • Policy LP 8 Residential Amenity and Living Conditions Supplementary Planning Documents/Guidance <ul style="list-style-type: none"> • House Extensions and External Alterations (2015) • Hampton Wick and Teddington Village Planning Guidance • Conservation Area Statement – King Edwards Grove 	
Material representations	Representation has been received from The Teddington Society, this was in form of an observation the comments received can be summarised as follows; This is a missed opportunity to rebalance the roofline of the property and enhance the front elevation Whilst they feel this is a missed opportunity to improve the appearance of property they do not object to the proposal.	
Internal Consultations	The Council's Urban Design Officer has been consulted on this application and objects to the proposal concluding that; The proposals would be harmful, both to the individual building, its setting, and to the character of the wider CA.	
Amendments	There have been no amendments to the proposal.	
Professional comments	The application has been assessed in relation to the following issues: <ul style="list-style-type: none"> • Design /Visual Amenity and Impact on Heritage • Neighbour amenity <u>Design, Visual Amenity and Impact on Conservation Area</u> Section 66 of The Planning (Listed Buildings and Conservation Areas) Act 1990,- In considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority shall have special regard to the desirability of preserving the building or its setting or any features. Section 72 of The Planning (Listed	

Buildings and Conservation Areas) Act 1990, requires special attention to be paid to the desirability of preserving or enhancing the character or appearance of the conservation area. There is a statutory presumption and a strong one, against granting planning permission for any development which would fail to preserve the setting of a listed building or character and appearance of a conservation area.

Policy LP1 Local Character and Design Quality outlines that developments should illustrate “compatibility with local character including the relationship to existing townscape, development patterns, views, local grain and frontages as well as scale, height, massing, density, landscaping, proportions, form, materials and detailing.”

Policy LP3 Designated heritage assets states The Council will require development to conserve and, where possible, take opportunities to make a positive contribution to, the historic environment of the borough. Development proposals likely to adversely affect the significance of heritage assets will be assessed against the requirement to seek to avoid harm and the justification for the proposal

The application property is a two-storey detached property located on the northern side of King Edwards Grove, within the King Edwards Grove Conservation Area. The property is characterised by timber detailing to its central gable roof and first floor oriel window, the property has been extended to the rear at ground floor level and at first floor level to the side.

The current application is for the addition of a number of roof extensions to the sides and rear of the existing roof to provide additional habitable floor space within the roof space of the property. There would be hip to gable extensions to both the north facing rear and the west facing side roof slopes, and a steeper pitched roof over the existing side extension. There would be two roof lights inserted in the front roof slope.

It is noted that the proposed extensions to the roof would not project above the property's existing ridge line, however the combined bulk and massing of the proposed roof extensions would result in a significant alteration of the property's roof form. The extensions would result in a juxtaposition of angles, and individual sections of roof that would take an odd and unbalanced overall roof form. The proposed extensions result in the overdevelopment of the original property, which has already been substantially enlarged with the existing extensions appearing mostly subservient. The proposal would result in substantial harm to the appearance of the host dwelling and the wider King Edwards Grove Conservation Area.

The Councils Urban Design Officer has been consulted on this application and states that ‘these proposals result in an over-development of the roof form, destroy the character, and unbalance the building when seen from the road.’

The existing front gable is an important part of the original design of the building and a strong form within the streetscape. The proposed roof extensions would dominate the central gable, and would result in compromise of an important feature within the street scene and the King Edwards Grove Conservation Area. The proposed materials and finishes would match those existing in use at the site.

The proposed extensions and alterations would be considered to result in significant harm to the character of the host dwelling and the wider conservation area. As such in respect of design, visual amenity and impact on heritage assets the proposed extensions are considered contrary

	<p>to policies LP1 and LP3 of the Local Plan.</p> <p><u>Neighbour Amenity</u></p> <p>Policy LP8 sets out that all development will be “required to protect the amenity and living conditions for occupants of new, existing, adjoining and neighbouring properties; ensure the design and layout of buildings enables good standards of daylight and sunlight to be achieved in new development and in existing properties affected by new development; and ensure that proposals are not visually intrusive or have an overbearing impact as a result of their height, massing or siting, including through creating a sense of enclosure”.</p> <p>The proposed extensions would not increase the property's footprint or overall height. Due to the siting of both the proposed extensions and the siting of neighbouring properties to the east and west of the site, it is unlikely that there would be any significant impact on the amenity of the occupiers of these properties. As such in respect of neighbouring amenity the proposal is considered to comply with Policy LP8 of the Local Plan.</p>
Recommendation	Refusal