

## Application reference: 21/0442/HOT HAMPTON WARD

Date application received	Date made valid	Target report date	8 Week date
10.02.2021	10.02.2021	07.04.2021	07.04.2021

**Site:**

33 Tudor Road, Hampton, TW12 2NG,

**Proposal:**

Single storey rear extension to replace existing conservatory.

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

**APPLICANT NAME**

Hodgson  
33, Tudor Road  
Hampton  
TW12 2NG

**AGENT NAME**

Mr Nick Howe  
22  
Warburton Road  
Twickenham  
TW2 6EP

**DC Site Notice:** printed on and posted on and due to expire on

**Consultations:**

**Internal/External:**

**Consultee**

**Expiry Date**

**Neighbours:**

80 Tudor Road, Hampton, TW12 2NF, - 11.02.2021  
78 Tudor Road, Hampton, TW12 2NF, - 11.02.2021  
5 Valery Place, Hampton, TW12 2NZ, - 11.02.2021  
20 Jillian Close, Hampton, TW12 2NX, - 11.02.2021  
18 Jillian Close, Hampton, TW12 2NX, - 11.02.2021  
19 Jillian Close, Hampton, TW12 2NX, - 11.02.2021  
17 Jillian Close, Hampton, TW12 2NX, - 11.02.2021  
33B Tudor Road, Hampton, TW12 2NG, - 11.02.2021  
31 Tudor Road, Hampton, TW12 2NG, - 11.02.2021  
33A Tudor Road, Hampton, TW12 2NG, - 11.02.2021

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

Development Management

Status: GTD Application: 94/1392/FUL  
Date: 05/07/1994 Demolition Of Existing Extension And Erection Of A Two Storey Rear Extension And Rear Conservatory.

Development Management

Status: GTD Application: 94/0945/FUL  
Date: 24/05/1994 Erection Of Chalet/shed In Rear Garden

Development Management

Status: GTD Application: 84/0323  
Date: 04/04/1984 First floor extension at rear.

Development Management

Status: GTD Application: 47/0785

Date:30/06/1949	The erection of boundary wall.
<u>Development Management</u>	
Status: REF	Application:05/1738/HOT
Date:08/07/2005	Erection of roof extension involving raising of roof height and erection of dormer roof extension
<u>Development Management</u>	
Status: GTD	Application:05/3877/HOT
Date:22/02/2006	Erection of new single storey front bay roof to incorporate new porch
<u>Development Management</u>	
Status: GTD	Application:05/3878/HOT
Date:21/02/2006	Erection of roof extension, involving raising of ridge height and side and rear dormer extensions
<u>Development Management</u>	
Status: PDE	Application:21/0442/HOT
Date:	Single storey rear extension to replace existing conservatory.

<u>Building Control</u>	
Deposit Date: 23.09.1994	Two storey rear extension
Reference: 94/1350/FP	
<u>Building Control</u>	
Deposit Date: 10.07.2006	Loft conversion and dormer extension
Reference: 06/1433/FP	
<u>Building Control</u>	
Deposit Date: 17.08.2006	Loft conversion and dormer extension
Reference: 06/1433/FP/1	
<u>Building Control</u>	
Deposit Date: 10.06.2007	Ring or Radial Number of Points Served Building Extension or Conservatory
Reference: 07/NAP00015/NAPIT	Lighting Number of Points Served Building Extension or Conservatory
<u>Building Control</u>	
Deposit Date: 21.10.2009	Removal of archway and supporting walls within the introduction of new steelwork
Reference: 09/1775/BN	
<u>Building Control</u>	
Deposit Date: 14.12.2009	BSIPRODUCTSERVICES: New installation rewire or partial rewire - Kitchen One or more new circuits - Kitchen Extension to circuit (in kitchen special location/ installation) - Kitchen Lighting circuit - Kitchen Air conditioning/ ventilation system/ extractor fan - Kitchen Cooker - Kitchen Special installation (electric floor/ ceiling heating garden lighting/ power ELV lighting generator) - Garden
Reference: 10/BSI00017/BSI	
<u>Building Control</u>	
Deposit Date: 29.06.2011	Installed a Gas Boiler
Reference: 11/FEN02581/GASAFE	
<u>Building Control</u>	
Deposit Date: 26.11.2014	Install replacement door(s) in a dwelling
Reference: 14/FEN03157/FENSA	

**Application reference:** 21/0401/HOT  
**Address:** 33 Tudor Road Hampton TW12 2NG

<b>Proposal</b>	The proposal is for the erection of a single storey rear extension to replace the existing conservatory.															
<b>Site description / key designations</b>	The application site is that of No. 33 Tudor Road, the site is occupied by a two-storey detached dwelling house. The dwelling is not locally listed as a Building of Townscape Merit and is not located within a Conservation Area. The site is subject to an Article 4 Direction (basements), and is located in the Priory Road East and Surroundings Village Character Area.															
<b>Planning history</b>	<p>Below is a summary of historic planning applications considered relevant to the current proposal.</p> <table border="1"> <thead> <tr> <th>Ref</th> <th>Proposal</th> <th>Decision</th> </tr> </thead> <tbody> <tr> <td>05/3878/HOT</td> <td>Erection of roof extension, involving raising of ridge height and side and rear dormer extensions</td> <td>Granted Permission</td> </tr> <tr> <td>05/3877/HOT</td> <td>Erection of new single storey front bay roof to incorporate new porch</td> <td>Granted Permission</td> </tr> <tr> <td>94/1392/FUL</td> <td>Demolition Of Existing Extension And Erection Of A Two Storey Rear Extension And Rear Conservatory.</td> <td>Granted Permission</td> </tr> <tr> <td>84/0323</td> <td>First floor extension at rear.</td> <td>Granted Permission</td> </tr> </tbody> </table>	Ref	Proposal	Decision	05/3878/HOT	Erection of roof extension, involving raising of ridge height and side and rear dormer extensions	Granted Permission	05/3877/HOT	Erection of new single storey front bay roof to incorporate new porch	Granted Permission	94/1392/FUL	Demolition Of Existing Extension And Erection Of A Two Storey Rear Extension And Rear Conservatory.	Granted Permission	84/0323	First floor extension at rear.	Granted Permission
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<b>Policies</b>	<p>The proposal has been considered having regard to the policies within the Council's Local Plan, in particular:</p> <p><b>Local Plan (2018):</b></p> <ul style="list-style-type: none"> <li>• LP1 Local character and Design quality</li> <li>• LP8 Amenity and Living Conditions</li> </ul> <p><b>Supplementary Planning Documents / Guidance:</b></p> <ul style="list-style-type: none"> <li>• House extensions and external alterations SPD</li> <li>• Hampton Village Planning Guidance</li> </ul>															
<b>Material representations</b>	There have been no representations received.															
<b>Internal Consultees</b>	There have been no internal consultees consulted on this application.															
<b>Amendments</b>	There have been no amendments to the proposal.															
<b>Professional comments</b>	<p>The application has been assessed in relation to the following issues:</p> <ul style="list-style-type: none"> <li>• Design and Visual Amenity</li> <li>• Neighbour amenity</li> <li>•</li> </ul> <p><u>Design and Visual Amenity</u></p> <p>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."</p> <p>The application site is occupied by a two-storey detached dwelling located on the west side of Tudor Road. The dwelling is characterised by its two-ground floor front bay windows and dormer to its south facing roof slope. The dwelling has been subject to a number of extensions and alterations, including a single storey conservatory to the rear. The current application is for the demolition of the existing rear conservatory and the erection of a single storey rear extension.</p>															

The proposed rear extension would have a depth of 5.7m and would have a width of 3.65m. It would have a dual pitched roof over it with an eaves height of 2.65m and a ridge height of 4.05m. The ridge of the extension would be set down from the property's first floor windows. Whilst it is noted that the property has been significantly extended and altered from its original form, the proposed extension replaces an already existing extension to the property. The proposed extension would project approximately 0.9m further than the existing conservatory, the additional bulk of the extension is considered minimal. As such the proposal is not considered to detract from the character and appearance of the property.

The extension would be finished in render to match the host dwelling, the use of matching materials would harmonise with the host dwelling. There would be a single full width window in the rear elevation of the extension and a door in the south facing side elevation. It is considered that the proposed rear extension would preserve the character of the host dwelling and the wider area. As such in respect of design and visual amenity the proposed extension is considered to comply with policy LP1 of the Local Plan and the Councils House Extensions and External Alterations SPD.

Neighbour Amenity

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”.

To the north of the application site is No.33B Tudor Road, the proposed extension would project approximately 1m beyond the rear elevation of this property, with a separation distance of approximately 2.5m. Considering the moderate projection beyond the rear elevation of this property and the separation distance between the properties, it is unlikely there would be any significant impact on the rear windows of this property. It is noted that there are a number of windows in the side elevation of this property, however due to the siting of these windows it is unlikely that there would be any materially worse impact on these windows than is existing at the site.

To the south of the site is No.31 Tudor Road, due to the siting of the proposed extension and its moderate projection it is unlikely there would be any significant impact on this property. It is considered that due to the combined siting, moderate scale and projection of the of the extension, there would be no significant impact on the amenity of occupiers of neighbouring properties. As such in respect of neighbouring amenity the proposal is considered to comply with Policy LP8 of the Local Plan.

<b>Recommendation</b>	Approval – Subject to conditions
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**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: .....01.04.2021.....

**I agree the recommendation: SGS**

Senior Planner

Dated: .....6/4/2021.....

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: .....

<b>REASONS:</b>
<b>CONDITIONS:</b>
<b>INFORMATIVES:</b>
<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

**SUMMARY OF CONDITIONS AND INFORMATIVES**

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**CONDITIONS**

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**INFORMATIVES**

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U0050287	Composite Informative
U0050288	NPPF APPROVAL - Para. 38-42NPPF APPROVAL