

## Application reference: 21/1387/HOT FULWELL, HAMPTON HILL WARD

Date application received	Date made valid	Target report date	8 Week date
19.04.2021	19.05.2021	14.07.2021	14.07.2021

**Site:**

84 Victor Road, Teddington, TW11 8SR,

**Proposal:**

Single storey side/rear extension.

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

**APPLICANT NAME**

Mr Ronan Forker  
84, Victor Road  
Teddington  
TW11 8SR

**AGENT NAME**

Mr david kendall  
69 Highbury  
Jesmond  
Newcastle upon Tyne  
NE2 3LN

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

**Consultations:**

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

**Expiry Date**

**Neighbours:**

89 Victor Road, Teddington, TW11 8SP, - 21.05.2021  
87 Victor Road, Teddington, TW11 8SP, - 21.05.2021  
85 Victor Road, Teddington, TW11 8SP, - 21.05.2021  
93 Stanley Gardens Road, Teddington, TW11 8SY, - 21.05.2021  
91 Stanley Gardens Road, Teddington, TW11 8SY, - 21.05.2021  
89 Stanley Gardens Road, Teddington, TW11 8SY, - 21.05.2021  
87 Stanley Gardens Road, Teddington, TW11 8SY, - 21.05.2021  
86 Victor Road, Teddington, TW11 8SR, - 21.05.2021  
82 Victor Road, Teddington, TW11 8SR, - 21.05.2021

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

Development Management

Status: GTD

Date: 21/04/2017

Application: 17/1217/PS192

L-shape rear dormer roof extensions on rear and side roof slopes. 2 no. Rooflights to front roof slope

Development Management

Status: PCO

Date:

Application: 21/1387/HOT

Single storey side/rear extension.

Building Control

Deposit Date: 10.06.2006

FENSA Notification of Replacement Glazing comprising 1 Windows and 0 Doors. Installed by Avonprime Ltd. FENSA Member No 10019. Installation ID 3795122. Invoice No 429824A

Reference: 06/6137/FENSA

---

Building Control

Deposit Date: 30.01.2020

Install replacement windows in a dwelling

Reference: 20/FEN00143/FENSA

---

<b>Proposal</b>	Single storey side/rear extension that would be wrapped-around the existing two-storey rear addition. It would be enclosed by parapet walls whose height would be decreased progressing towards the rear garden area of the host dwelling and re-arranged as stepped elements by the time they would project beyond the rear façade of proposed addition. These parapet walls would also enclose steps that would connect the internal floor level of the pitched roof addition to the rear garden area. The proposal would project beyond the rear wall of the neighbouring two-storey rear extension at No. 82 Victor Road by approx. 1 metre and would be recessed from the single storey addition at No. 86 Victor Road by approx. 0.82 metres. Materials would appear to match the existing ones.
<b>Site description / key designations</b>	The application site is currently occupied by a two-storey mid-terraced house located on the southern side of Victor Road in Teddington Village, Fulwell and Hampton Hill Ward.  The site does not possess any heritage designations however it is located in a Critical Drainage Area.
<b>Planning History</b>	17/1217/PS192 - L-shape rear dormer roof extensions on rear and side roof slopes. 2 no. Rooflights to front roof slope - Granted 21/04/2017.
<b>Policies</b>	The proposal has been considered having regard to the policies within the London Plan and the Council's Local Plan, in particular:  <b>London Plan (2021):</b> <ul style="list-style-type: none"> <li>• D12 Fire Safety</li> </ul> <b>Local Plan (2018):</b> <ul style="list-style-type: none"> <li>• LP 1 Local Character and Design Quality</li> <li>• LP 8 Amenity and Living Conditions</li> <li>• LP 21 Flood Risk and Sustainable Drainage</li> </ul> <b>Supplementary Planning Documents / Guidance:</b> <ul style="list-style-type: none"> <li>• House Extensions and External Alterations SPD (2015)</li> <li>• Hampton Wick &amp; Teddington Village Planning Guidance SPD (2017)</li> </ul>
<b>Consultee</b>	N/A.
<b>Material representations</b>	N/A.
<b>Amendments</b>	The applicant has been advised to amend the scheme so that it would only present the proposed single storey rear/side extension, as the proposed roof addition would constitute a third storey, a humongous and bulky extension that is not allowed by our planning policy and guidance.  The application followed the above advice and the scheme has been amended accordingly.
<b>Professional comments</b>	The proposal has been assessed in relation to the following issues:  <ul style="list-style-type: none"> <li>• Design and Visual Amenity</li> <li>• Neighbour Amenity</li> <li>• Flooding</li> <li>• Fire Safety</li> </ul>

	<p><b>Design and Visual Amenity</b></p> <p>Policy LP 1 ‘Local Character and Design Quality’ requires that all development to be of high architectural quality demonstrating a thorough understanding of the site and how it relates to its existing context, including character and appearance, and take opportunities to improve the quality and character of buildings, spaces and the local character. Development must respect, contribute to and enhance the local environment and character.</p> <p>The Councils SPD (2015) relating to House Extensions and External Alterations encourages the retention of the original form of the host property and any alterations should enhance the quality of the building. The original appearance should always be the reference point when considering any changes.</p> <p>The SPD (2015) states that an extension should not dominate the existing house or its neighbours. It should harmonise with the original appearance, either by integrating with the house or being made to appear as an obvious addition.</p> <p>The proposal would not be visible from the street scene. It would be a subservient addition to the host dwellinghouse and the use of matching materials would strengthen its integration with the host property.</p> <p>As such, the proposed single storey extension is considered acceptable in Design and Visual Amenity, therefore, it is in line with Policy LP 1 of the Local Plan (2018) and the SPD on Housing Extensions and External Alterations (2015).</p> <p><b>Neighbour Amenity</b></p> <p>Policy LP 8 ‘Amenity and Living Conditions’ requires all development to <i>“protect the amenity and living conditions for the occupants of new, existing, adjoining and neighbouring properties”</i>. The policy also seeks to <i>“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”</i>.</p> <p>The House Extensions and External Alterations SPD (2015) advises that extensions that create <i>“an unacceptable sense of enclosure or appear overbearing when seen from neighbouring gardens or rooms will not be permitted”</i>.</p> <p>In regard to the scale of the proposed rear extension, the SPD on House Extensions and External Alterations (2015) states that in the case of a terraced dwelling, extensions should not exceed 3 metres in depth in order to mitigate detriment to neighbour amenity in terms of overbearing, visual obtrusion and loss of light. However, it states that the final test of acceptability will be based on the circumstances of the subject site itself.</p> <p>The properties likely to be affected by the proposal would be Nos. 82 and 86.</p>
--	---

	<p>The proposal would project beyond the rear wall of the neighbouring two-storey rear extension at No. 82 by approx. 1 metre and would be recessed from the single storey addition at No. 86 by approx. 0.82 metres.</p> <p>In doing so, such proposal would not adversely impact these attached neighbouring properties in terms of loss of light, overbearing and overlooking, hence it meets the aims and objectives of Policy LP 8 of the Local Plan (2018) and the House Extensions and External Alterations SPD (2015).</p> <p><b>Flooding</b></p> <p>Policy LP 21 ‘Flood Risk and Sustainable Drainage’ states that all developments should avoid, or minimise, contributing to all sources of flooding, including fluvial, tidal, surface water, groundwater and flooding from sewers, taking account of climate change and without increasing flood risk elsewhere.</p> <p>This minor householder extension would not exacerbate the current situation on site in regard to flood risk and consequently it would be in line with Policy LP 21 of the Local Plan (2018).</p> <p><b>Fire Safety</b></p> <p>The Planning Fire Safety Strategy received is considered sufficient to satisfy Policy D12 of the London Plan (2021), therefore, a compliance condition is attached.</p> <p>The applicant is advised that alterations to existing buildings should comply with the Building Regulations. This permission is NOT a consent under the Building Regulations for which a separate application should be made.</p>
<p><b>Recommendation</b></p>	<p>It is recommended that the application reference 21/1387/HOT be granted approval subject to conditions.</p>

**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): GAP Dated: 28/06/2021

**I agree the recommendation: WT**

Team Leader/Head of Development Management/Principal Planner

Dated: .....8/7/2021.....

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**

---

**CONDITIONS**

---

---

**INFORMATIVES**

---