

Application reference: 21/0601/FUL HAMPTON WICK WARD

Date application received	Date made valid	Target report date	8 Week date
22.02.2021	26.02.2021	23.04.2021	23.04.2021

Site:

3 And 5 Bushy Park Road, Teddington, TW11 9DQ,

Proposal:

Single storey rear/side infill extensions to both properties.

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

APPLICANT NAME

Lidia Meza
3, Bushy Park Road
Teddington
TW11 9DQ

AGENT NAME

Qarib Nazir
397
Reigate Road
EPSOM DOWNS
KT17 3LU

DC Site Notice: printed on 03.03.2021 and posted on 05.03.2021 and due to expire on 26.03.2021

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

14D Urban D

Expiry Date

26.03.2021

Neighbours:

24 Conifers Close, Teddington, TW11 9JG, - 26.02.2021
23 Conifers Close, Teddington, TW11 9JG, - 26.02.2021
218C Kingston Road, Teddington, TW11 9JF, - 26.02.2021
218D Kingston Road, Teddington, TW11 9JF, - 26.02.2021
12 Bushy Park Road, Teddington, TW11 9DG, - 26.02.2021
14 Bushy Park Road, Teddington, TW11 9DG, - 26.02.2021
16 Bushy Park Road, Teddington, TW11 9DG, - 26.02.2021
218B Kingston Road, Teddington, TW11 9JF, - 26.02.2021
218A Kingston Road, Teddington, TW11 9JF, - 26.02.2021
220B Kingston Road, Teddington, TW11 9JF, - 26.02.2021
220C Kingston Road, Teddington, TW11 9JF, - 26.02.2021
220D Kingston Road, Teddington, TW11 9JF, - 26.02.2021
220A Kingston Road, Teddington, TW11 9JF, - 26.02.2021
222 Kingston Road, Teddington, TW11 9JF, - 26.02.2021
7 Bushy Park Road, Teddington, TW11 9DQ, - 26.02.2021
5 Bushy Park Road, Teddington, TW11 9DQ, - 26.02.2021
1 Bushy Park Road, Teddington, TW11 9DQ, - 26.02.2021

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

Status: GTD

Application: 08/1194/PS192

Date: 06/05/2008

Erection of L-shape rear dormer roof extensions

Development Management

Status: PDE

Application: 21/0601/FUL

Date: Single storey rear/side infill extensions to both properties.

Building Control

Deposit Date: 25.04.2006 Removal of existing chimney breast to within existing loft
Reference: 06/0836/BN

Building Control

Deposit Date: 14.02.2008 Loft conversion, 2nd floor rear extension and associated works
Reference: 08/0335/IN

Building Control

Deposit Date: 20.08.2008 Air conditioning/ ventilation system/ extractor fan Lighting circuit Dwelling house One or more new circuits Ring/ radial power circuit Special location (room containing bath or shower swimming pool sauna) Building extension or conservatory Fire/ security/ environmental control system Special installation (electric floor/ ceiling heating garden lighting/ power ELV lighting generator)

Reference: 08/NIC01986/NICEIC

Building Control

Deposit Date: 12.02.2010 Installed a Gas Fire
Reference: 10/FEN00734/GASAFE

Building Control

Deposit Date: 25.06.2012 1 Door
Reference: 12/FEN01525/FENSA

Building Control

Deposit Date: 20.06.2019 Install a replacement consumer unit
Reference: 19/NIC01668/NICEIC

Building Control

Deposit Date: 18.11.2020 Ground floor side return and rear wraparound extension (3m beyond rear wall of back addition) with a flat roof to create an open plan kitchen / dining room. Remove rear chimney breast, together with related structural works. Internal alterations.

Reference: 20/1541/IN

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):EC.....

Dated:20/7/2021.....

I agree the recommendation: WT

~~Team Leader/Head of Development Management/Principal Planner~~

Dated:21/7/2021.....

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:

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

U0050591	NPPF APPROVAL - Para. 38-42
U0050592	Composite Informative
U0050593	S106 Agreement

Application Number	21/0601/FUL
Address	3 And 5 Bushy Park Road, Teddington, TW11 9DQ
Proposal	Single storey rear/side infill extensions to both properties.
Contact Officer	Madara Tukisa
Legal Agreement	NO

1. INTRODUCTION

This application is of a nature where the Council's Constitution delegates the authority to make the decision to Officers rather than it being determined by the Planning Committee.

Before preparing this summary report the planning officer has considered any relevant previous planning applications in relation to the development and considered any comments made by those interested in the application such as consultees with specialist knowledge and nearby residents.

By indicating that the development proposal complies with relevant Local Plan Policies, the planning officer is taking into account the information submitted with the application, any previous relevant applications, any comments received in connection with the application and any other case specific considerations which are material to the decision.

2. DESCRIPTION OF THE SITE AND ITS SURROUNDINGS

The application sites contain two-storey, terraced properties which are located on the south/eastern side of Bushy Park Road.

The application site is situated within Hampton Wick and Teddington Village and is designated as:

- Article 4 Direction Basements (Ref: ART4/BASEMENTS / Effective from: 18/04/2018)
- Conservation Area (CA83 Wick Road)
- Take Away Management Zone

3. DESCRIPTION OF THE PROPOSAL AND ANY RELEVANT PLANNING HISTORY

The proposal relates to a joint application between no. 3 and no. 5 Busy Park Road to construct single storey rear extensions at both properties.

At both properties the proposed extensions would wrap-around the outrigger and project beyond the original two-storey outrigger by 3 metres. Both extensions would feature flat roofs with a height of 3.1 metres. At no. 3 the rear elevation would feature render and the rear elevation at no. 5 would feature London stock brick, both matching the materials at the existing properties.

There is no relevant planning history associated with the sites.

4. CONSULTATIONS CARRIED OUT

The list of neighbours notified of this application are listed above.

No letters of representation were received.

5. MAIN POLICIES RELEVANT TO THE DECISION

NPPF (2021)

Section 2. Achieving Sustainable Development

Paragraph 11. Presumption in favour of Sustainable Development

Section 16. Conserving and enhancing the historic environment

Paragraphs

Paragraph 199 & 202 Considering potential impacts

London Plan (2021)

The main policies applying to the site are:

Policy D1 London's form, character and capacity for growth
 Policy D3 Optimising site capacity through the design-led approach
 Policy HC1 Heritage conservation and growth
 Policy D12 Fire Safety

These policies can be found at: <https://www.london.gov.uk/what-we-do/planning/london-plan>

Richmond Local Plan (2018)

The main planning considerations applying to the site and the associated Local Plan policies are:

Issue	Local Plan Policy	Compliance	
Local Character and Design Quality	LP1	Yes	No
Impact on Designated Heritage Assets	LP3	Yes	No
Impact on Amenity and Living Conditions	LP8	Yes	No
Flood Risk and Sustainable Drainage	LP21	Yes	No

These policies can be found at

https://www.richmond.gov.uk/media/15935/adopted_local_plan_interim.pdf

Supplementary Planning Documents

House Extension and External Alterations
 Village Plan - Hampton Wick and Teddington

These policies can be found at:

https://www.richmond.gov.uk/services/planning/planning_policy/local_plan/supplementary_planning_documents_and_guidance

Other Local Strategies or Publications

Other strategies or publications material to the proposal are:

Wick Road Conservation Area Statement
 Wick Road Conservation Area Study

Determining applications in a Conservation Area

In considering whether to grant planning permission with respect to any buildings or other land in a conservation area, Section 72 of the Planning (Listed buildings and Conservation Areas) Act 1990 requires that special attention shall be paid to the desirability of preserving or enhancing the character or appearance of the Conservation Area. In this context, "preserving", means doing no harm.

To give effect to that duty, decisions of the court have confirmed that for development proposed to be carried out in a conservation area, a decision-maker should accord "considerable importance and weight" to the desirability of preserving or enhancing the character or appearance of the conservation area, when weighing this factor in the balance with other material considerations which have not been given this special statutory status. This creates a strong presumption against granting planning permission where harm to the character or appearance of a conservation area is identified. The presumption can be rebutted by material considerations powerful enough to do so.

In applications where the decision-maker is satisfied that there will be no harm to the character or appearance of a conservation area, the statutory presumption against granting planning permission described above falls away. In such cases the development should be permitted or refused in accordance with the policies of the development plan and other material considerations.

6. EXPLANATION OF OFFICER RECOMMENDATION

The key issues for consideration are:

- i Design and impact on heritage assets
- ii Impact on neighbour amenity
- iii Flood Risk
- iv Fire Safety

Issue i- Design and impact on heritage assets

Paragraph 199 of the NPPF states ‘when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset’s conservation (and the more important the asset, the greater the weight should be).’

Paragraph 202 sets out that “where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use”.

Policy LP3 of the Local Plan 2018 sets out that proposals relating to designated heritage assets should conserve and, where possible, take opportunities to make a positive contribution to, the historic environment of the borough by way of retaining and preserving the original structure, layout, architectural features and materials.

The Supplementary Planning Document (SPD) ‘House Extensions and External Alterations’ (2015) sets out that the overall shape, size and position of side and rear extensions should not dominate the existing house or its neighbours and that they should harmonise with the original appearance. It is advised that the depth of single storey rear extensions on terraced properties should not exceed 3 metres and where they do, the eaves height should be kept to a height of 2.2 metres, to ensure no sense of enclosure is created to neighbouring properties.

The proposed extensions would have a depth of 3 metres when measured from the two-storey rear outriggers. It is considered that by virtue of overall size, siting and design, that the proposed extensions would be appropriate additions to both host properties, that would appear subordinate and would not dominate the rear of the properties. Moreover, it is considered that by matching the proposed materials to the materials of the existing property, the extensions would harmonise with the existing dwellings.

In view of the above, the proposal would be in compliance with the aims and objections of Policy LP1 of the Local Plan.

Issue ii- Impact on Neighbour Amenity

Policy LP8 of the Local Plan 2018 states that development must protect the amenity and living conditions of existing, adjoining and neighbouring occupants. Design must allow for good daylight standards, avoid overlooking or noise disturbance, avoid visual intrusion, overbearing impacts or harm to the reasonable enjoyment of the uses of neighbouring buildings and gardens.

Neighbouring amenity at no. 1 Bushy Park Road

It has been noted that the neighbouring property at no. 1 Bushy Park Road does not feature a rear extension that projects beyond the two-storey rear outrigger. Given that the proposed extension at no. 3 Bushy Park Road would project beyond the neighbouring rear wall by 3 metres, and would feature an appropriate height of 3.1 metres it is not considered that it would cause adverse impact to neighbouring amenity in terms of appearing overbearing or causing significant levels of loss of light or outlook.

Neighbouring amenity at no. 7 Bushy Park Road

The neighbouring property at no. 7 Bushy Park Road benefits from a single storey rear extension beyond the outrigger, which the proposed extension at no. 5 Bushy Park Road would align with. Given that the proposed extension would not project beyond the neighbouring rear wall it is not considered that it would unduly impact upon neighbouring amenity.

Impact to no. 3 and no. 5 Bushy Park Road

Both of the proposed extensions would have the same depth and height, therefore it is not considered that either extension would cause harmful impact to the other property.

Taking all of the above into account, it is considered that the proposal would be in accordance with Policy LP8.

Issue iii - Flood Risk

Policy LP21 of the Local Plan states All developments should avoid, or minimise, contributing to all sources
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of flooding, including fluvial, tidal, surface water, groundwater and flooding from sewers, taking account of climate change and without increasing flood risk elsewhere. The application site is within flood zone 2 as designated by the Council's strategic flood risk assessment. However given the proposal would constitute minor development, extensions to existing dwellings and floor levels would not be lower than existing, it is not considered the proposal would adversely impact flood risk. As such the proposal would be in accordance with LP21 of the Local Plan.

Issue iv Fire Safety

London Plan Policy D12 requires the submission of a Fire Safety Statement on all planning applications. The Fire Safety Statement should be presented as a standalone document. This application has been accompanied by a Fire Strategy Statement dated 23.07.21 to meet this requirement.

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.

7. LOCAL FINANCE CONSIDERATIONS AND OTHER MATTERS

Section 70(2) of the Town and Country Planning Act 1990 (as amended) provides that a local planning authority must have regard to a local finance consideration as far as it is material. The weight to be attached to a local finance consideration remains a matter for the decision maker. The Mayor of London's CIL and Richmond CIL are therefore material considerations.

On initial assessment this development is not considered liable for the Mayoral or Richmond CIL however this is subject to confirmation by the CIL Administration Team.

8. RECOMMENDATION

This recommendation is made following careful consideration of all the issues raised through the application process. In making this recommendation consideration has been had to the statutory duties imposed by the Planning (Listed Buildings and Conservation Areas) Act 1990 and the requirements set out in Chapter 16 of the NPPF. Paragraph 11 of the Framework explains how the presumption in favour of sustainable development applies. For the reasons set out above, this application falls to be determined in accordance with the test under section 38(6) of the 2004 Act, the proposal is in general conformity with the Development Plan overall and there are no material considerations of sufficient weight to justify refusal.

Grant planning permission with conditions