

Application reference: 21/1949/HOT HAMPTON WICK WARD

Date application received	Date made valid	Target report date	8 Week date
28.05.2021	07.06.2021	02.08.2021	02.08.2021

Site:

71 Bushy Park Road, Teddington, TW11 9DL,

Proposal:

Single Storey rear extension following demolition of existing rear extension.

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

APPLICANT NAME

Gergely Doszpod & Anna Laszlo
71, Bushy Park Road
Teddington
TW11 9DL

AGENT NAME

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

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

Consultations:

Internal/External:

Consultee

Expiry Date

Neighbours:

67 Wick Road, Teddington, TW11 9DN, - 08.06.2021
73 Bushy Park Road, Teddington, TW11 9DL, - 08.06.2021
69 Bushy Park Road, Teddington, TW11 9DL, - 08.06.2021

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

Status: GTD

Date: 22/09/2010

Application: 10/2649/PS192

L-shape rear dormer roof extensions. Rooflight to front elevation. Remove chimney to rear

Development Management

Status: PDE

Date:

Application: 21/1949/HOT

Single Storey rear extension following demolition of existing rear extension.

Building Control

Deposit Date: 15.01.1999

Reference: 99/0070/BN

Ground floor wc & provide first floor level access shower facilities

Building Control

Deposit Date: 12.10.2009

Reference: 09/FEN01775/GASAFE

Installed a Gas Boiler

Building Control

Deposit Date: 24.08.2010

Reference: 10/1653/IN

Loft conversion and associated works

Building Control

Deposit Date: 06.06.2018

Install a gas-fired boiler

Reference: 19/FEN02589/GASAFE

Enforcement

Opened Date: 01.07.2021 Enforcement Enquiry

Reference: 21/0291/EN/UBW

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): JSI

Dated: 15/07/2021

I agree the recommendation: WT

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

Dated:16/7/2021.....

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

U0052879	NPPF Approval paras 38-42
U0052880	Composite informative
U0052881	Fire - building regs

Application reference: 21/1949/HOT
Site address: 71 Bushy Park Road, Teddington, TW11 9DL

Proposal:

The application seeks planning permission for: 'Single storey rear extension following demolition of existing rear extension.' Proposed materials would match existing.

Site description:

The application site comprises a two-storey Victorian terrace located on the eastern side of Bushy Park Road, Hampton Wick ward. The site is in the Wick Road Conservation Area CA83 and Area 13 (Sandy Lane and Surrounds) of the Hampton Wick & Teddington Village Planning Guidance. The dwelling is not Listed or a BTM. There is an Article 4 Direction restricting basement development.

The dwelling benefits from an existing half-width single-storey rear extension, to be demolished, and full-width L-shaped flat-roofed dormer roof extension.

Planning history:

Development Management

- 10/2649/PS192 – L-shape rear dormer roof extensions. Rooflight to front elevation. Remove chimney to rear. – Approved 22/09/2010

Enforcement

- 21/0291/EN/UBW – Unauthorised building works – Pending consideration – *[Officer note: This relates to the rear roof dormer as built potentially not complying with approved plans. It is not considered relevant to the assessment of the current scheme.]*

Main Development plan policies:

London Plan 2021

Local Plan (2018):

- Policy LP1 Local Character and Design Quality
- Policy LP3 Designated Heritage Assets
- Policy LP8 Amenity and Living Conditions

Supplementary Planning Guidance / Documents (SPDs):

- Design Quality SPD (February 2006)
- Hampton Wick and Teddington Village Planning Guidance (June 2017)
- House extensions and External Alterations SPD (May 2015)
- Wick Conservation Area Statement

Amendments:

The description of development was amended to remove reference to internal alterations with relocated staircases, as these works are internal and thus do not require planning permission. As such, they have not been included in the assessment of the application.

Amended drawings were submitted showing a reduction in the eaves height of the proposed extension to 2.2m in line with guidance set out in the Council's House Extensions and External Alterations SPD. This was not considered to materially change the scheme and so neighbours were not reconsulted.

The applicant submitted a revised Fire Safety Strategy as the initial report was incorrectly labelled a Reasonable Exception Statement.

Other matters:

None.

Public and other representations:

Neighbour consultation

None received.

Professional comments

The main issues to consider are:

- Character, design and heritage;
- Neighbouring amenities;
- Fire safety.

Character and Appearance

Local Plan Policy LP1 relates to local character and design quality. Local Plan Policy LP3 seeks to preserve and enhance the character and appearance of the Borough's heritage assets, and their settings.

Further guidance is provided in the Council's SPDs on Design Quality, House Extensions and External Alterations and the Village Planning Guidance for the area. The Wick Road Conservation Area Statement is also relevant.

The proposed ground floor rear extension would replace an existing outrigger and would be full-width with dual-pitched roof approx. 3.5m in total height and 2.2m to the eaves from ground level, with a rear projection of 5m. Whilst the extension would be greater in depth than what typically tends to be considered acceptable for terraced dwellings across the Borough, in this case it is noted that rear extensions of similar depths existing already in row, for example, at No. 73 for permission was granted in 2018 under application ref. 18/0989/HOT. It is therefore not considered that the proposal would appear unduly incongruous in its setting and that the combined overall acceptable design, height, use of sympathetic materials and existing neighbouring extensions of similar depths, would absorb and mitigate against the depth. Overall the application is considered to appear as a subordinate and proportionate addition to the main dwelling which would protect the visual amenities of the immediate area and cause no harm to the character and appearance of the conservation area which would be preserved.

Residential Amenity

Local Plan Policy LP8 seeks to protect the amenities of neighbouring properties.

Further guidance is provided in the Council's House Extensions and External Alterations SPD. This states that extensions that create an unacceptable sense of enclosure or appear overbearing when seen from neighbouring gardens or rooms will not be permitted. This could be due to the height, footprint or proximity of the proposals to the surrounding area. The effect of a single-storey extension is usually acceptable if the projection is no further than 3m for a terraced property.

However the SPD guidance goes on to state that the final test of acceptability will depend on the particular circumstances of the site, which may justify greater rear projection, for example: distances from the boundary and neighbouring properties; height adjacent to the boundary; use of materials and layout of neighbouring sites. The SPD further advises that infill extension to Victorian properties are fairly typical around the borough. In such circumstances, where the depth exceeds that outlined above, the eaves height should be limited to 2.2m to mitigate the sense of enclosure.

The applicant has amended the proposal so that the eaves height would be no more than 2.2m at the shared boundary. Its pitched roof form also ensures that the main bulk is sited away from neighbours' properties. Overall it is considered that neighbouring properties would continue to receive adequate levels of outlook.

Fire Safety

London Plan Policy D12 'Fire Safety' Part A requires all development proposals to achieve the highest standards of fire safety. The applicant has submitted a Fire Safety Strategy prepared by Simon Merrony Architects ref. 2021/08/PFSS-RES received 06/07/2021. This outlines the proposed fire safety measures and is considered to address the relevant criteria of London Plan Policy D12. The applicant is advised that alterations to existing buildings should comply with the Building Regulations and that planning permission is not a consent under the Building Regulations, for which a separate application should be made.

Recommendation: APPROVE subject to conditions and informatives