

## Application reference: 21/1643/HOT FULWELL, HAMPTON HILL WARD

Date application received	Date made valid	Target report date	8 Week date
10.05.2021	09.06.2021	04.08.2021	04.08.2021

**Site:**

36 York Road, Teddington, TW11 8SN,

**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**

Mrs Lucy Waller  
36, York Road  
Teddington  
TW11 8SN

**AGENT NAME**

Mr Youno Kim  
Unit 3 River Reach Business Park  
Gartons Way  
LONDON  
SW11 3SX

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

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

Consultee

Expiry Date

**Neighbours:**

23 Victor Road, Teddington, TW11 8SP, - 09.06.2021  
21 Victor Road, Teddington, TW11 8SP, - 09.06.2021  
38 York Road, Teddington, TW11 8SN, - 09.06.2021  
34 York Road, Teddington, TW11 8SN, - 09.06.2021

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

Status: PCO

Application: 21/1643/HOT

Date:

Single-storey side/rear extension.

Development Management

Status: GTD

Application: 21/1645/PS192

Date: 30/06/2021

Loft conversion with a rear dormer and erection of an outbuilding.

Building Control

Deposit Date: 11.12.2007

Installed a Gas Boiler

Reference: 07/COR01317/CORGI

Building Control

Deposit Date: 07.03.2011      3 Windows 1 Door

Reference: 11/FEN01267/FENSA

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Building Control

Deposit Date: 09.07.2013      5 Windows 1 Door

Reference: 13/FEN02953/FENSA

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Building Control

Deposit Date: 17.12.2018      Install replacement door(s) in a dwelling None of work subject to a  
Green Deal Plan

Reference: 19/13ER00013/CERTAS

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<b>Proposal</b>	Single storey side/rear extension that would wrap-around the existing two-storey rear addition and would project from the rear wall of No. 34 by approx. 3 metres and approx. 5.55 metres from the rear wall of No. 38. The eaves facing these neighbouring properties would be limited at approx. 2.2 metres overall. Materials and fenestration appear to match the existing ones.
<b>Site description / key designations</b>	The application site relates to a two-storey mid-terraced property that does not possess any heritage designations, but it is located in a Critical Drainage Area. Such property is situated on the southern side of York Road in Teddington Village, Fulwell and Hampton Hill Ward.
<b>Planning History</b>	21/1645/PS192 - Loft conversion with a rear dormer and erection of an outbuilding - Granted 30/06/2021.
<b>Policies</b>	<p>The proposal has been considered having regard to the policies within the London Plan and the Council's Local Plan, in particular:</p> <p><b>London Plan (2021):</b></p> <ul style="list-style-type: none"> <li>• D12 Fire Safety</li> </ul> <p><b>Local Plan (2018):</b></p> <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> <p><b>Supplementary Planning Documents / Guidance:</b></p> <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>	<p>The applicant has been advised to amend the proposal so that the extension would have its eaves limited at 2.2 metres overall, namely the side of the addition facing No. 38.</p> <p>The applicant has followed the above advice.</p>
<b>Professional comments</b>	<p>The proposal 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>• Flooding</li> <li>• Fire Safety</li> </ul> <p><b>Design and Visual Amenity</b></p> <p>Policy LP 1 'Local Character and Design Quality' states the Council will require all development to be of high architectural and urban design quality. The high-quality character and heritage of the borough and its villages will need to be maintained and enhanced where opportunities arise. Development proposals will have to demonstrate 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</p>

	<p>area. 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 the overall shape, size and position of side and rear extensions 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 proposed addition would be located at the back of the above property and would not be significantly visible from any public space.</p> <p>The single rear extension would be subservient to the host property due to its very nature, namely the fact that the proposed addition is a single storey one.</p> <p>The proposed materials and fenestration appear to match the existing ones deployed for constructing the main house that would allow it to achieve a sufficient integration with the host dwelling.</p> <p>All in all, the proposed extension would meet Policy LP 1 of the Local Plan (2018) and the SPD (2015) on House Extensions and External Alterations.</p> <p><b>Neighbour Amenity</b></p> <p>Policy LP 8 'Amenity and Living Conditions' states all development will be required to protect the amenity and living conditions of new, existing, adjoining and neighbouring properties. The principles of this policy are reiterated in the House and External Alterations SPD (2015).</p> <p>The SPD (2015) states that in the case of a terraced dwelling, rear extensions should not exceed 3 metres in depth. Where a proposal exceeds this, the eaves should be limited to 2.2 metres to mitigate detriment to neighbour amenity in terms of overbearing and visual obtrusion. However, it states that the final test of acceptability will be based on the circumstances of the subject site itself.</p> <p>The neighbouring properties most affected by the proposal would be Nos. 34 and 38 York Road to either side of the application site.</p> <p><u>No. 34</u></p> <p>On the shared boundary, the proposal would present a depth of approx. 3 metres and its eaves would be limited at approx. 2.2 metres. In doing so, the scheme would not cause significant adverse impact on the residential amenities enjoyed by this attached neighbouring property.</p>
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	<p><u>No. 38</u></p> <p>On the shared boundary, the proposal would present a depth of approx. 5.55 metres and its eaves would be limited at approx. 2.2 metres.</p> <p>Although the aforementioned projection is significant, the amended eaves height would mitigate overbearing and loss of light issues that would not be so significant in this instance to trigger the refusal of the application that is the subject of this assessment.</p> <p>In doing so, the proposed extension would meet the aims and objectives of Policy LP 8 of the Local Plan (2018) and the SPD (2015) on House Extensions and External Alterations.</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 extension would be unlikely to exacerbate the current situation on site in terms of Critical Drainage and therefore it is considered to comply with Policy LP 21 of the Local Plan (2018).</p> <p><b>Fire Safety</b></p> <p>The Fire Safety Strategy received is considered sufficient and proportionate to the amount of development proposed here satisfying 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 21/1643/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: 07/07/2021

**I agree the recommendation: WT**

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

Dated: .....3/8/2021.....

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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