

PLANNING REPORT

Printed for officer by
Emer Costello on 11 August 2021

Application reference: 21/1889/FUL TEDDINGTON WARD

Date application received	Date made valid	Target report date	8 Week date
25.05.2021	18.06.2021	13.08.2021	13.08.2021

Site:

30 Broad Street, Teddington, TW11 8RF,

Proposal:

Retrospective application for change of roof pitch to existing roof to appear more visually consistent with neighbouring cluster. Addition of AOV roof light. An increase in size of rear roof dormer.

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

APPLICANT NAME

Mr Usha Patel
30, Broad Street
Teddington
TW11 8RF

AGENT NAME

Mr George Parfitt
High Clough
Highbury Street
Bath
BA3 5RT

DC Site Notice: printed on 12.07.2021 and posted on 23.07.2021 and due to expire on 13.08.2021

Consultations:

Internal/External:

Consultee

14D Urban D

Expiry Date

26.07.2021

Neighbours:

Bridge House, Broad Street, Teddington, TW11 8QT -
37 - 39 Broad Street, Teddington, TW11 8QZ, - 12.07.2021
35A Broad Street, Teddington, TW11 8QZ, - 12.07.2021
35 Broad Street, Teddington, TW11 8QZ, - 12.07.2021
ATM Site At, 20 - 28 Broad Street, Teddington, TW11 8RF, - 12.07.2021
Ground Floor, 20 - 28 Broad Street, Teddington, TW11 8RF, - 12.07.2021
Flat D, 32 Broad Street, Teddington, TW11 8RF - 12.07.2021
Flat C, 32 Broad Street, Teddington, TW11 8RF - 12.07.2021
Flat B, 32 Broad Street, Teddington, TW11 8RF - 12.07.2021
Flat, 30 Broad Street, Teddington, TW11 8RF, - 12.07.2021
20-28 Broad Street, Teddington, TW11 8RF, - 12.07.2021
32 Broad Street, Teddington, TW11 8RF, - 12.07.2021
32A Broad Street, Teddington, TW11 8RF, - 12.07.2021
23 Broad Street, Teddington, TW11 8RF -
13 Broad Street, Teddington, TW11 8QZ -
17 Broad Street, Teddington, TW11 8QZ -
Mr Ian Sneller Bridge House 74 Broad Street Teddington TW11 8QT - 06.08.2021
34 Broad Street Teddington TW11 8RF - 06.08.2021
Flat 5 Bridge House 74C Broad St TEDDINGTON Middlesex TW11 8QT - 06.08.2021
MR MUSTAFA BOZAT ,Istanbul Barbecue 15 Broad Street TEDDINGTON TW11 8QZ, - 06.08.2021
MR STEVE CHALLICE, 3 North Lane TEDDINGTON TW11 0HJ,, - 06.08.2021

MR GLEN HURST ,22 Queens House Little Queens Road TEDDINGTON TW11 0HS,, - 06.08.2021

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

Development Management

Status: GTD Application:87/0002
Date:08/05/1987 Provision of a new shopfront. (Amended Plan No. HSL/50/01C received on 30.4.87).

Development Management

Status: GTD Application:87/0042
Date:12/03/1987 Single storey side/rear extension. (Amended Plan SHT 3 of 4, SHT 4 of 4 received on 4.3.87).

Development Management

Status: GTD Application:88/2452
Date:20/12/1988 Erection of single storey rear extension and external stairway.

Development Management

Status: GTD Application:47/2447
Date:24/05/1951 The installation of a new shop front.

Development Management

Status: GTD Application:09/0382/FUL
Date:19/06/2012 Loft conversion with dormer, two storey rear extension and conversion into 6 studios and 1no. two bedroom flat with bicycle parking

Development Management

Status: PCO Application:09/0382/DD01
Date: Details pursuant to condition U27611 - Bicycle Parking of planning permission 09/0382/FUL.

Development Management

Status: REF Application:19/2490/ES191
Date:09/09/2019 Building as constructed is lawful by virtue of time.

Development Management

Status: PCO Application:21/1889/FUL
Date: Retrospective application for change of roof pitch to existing roof to appear more visually consistent with neighbouring cluster. Addition of AOV roof light.

Appeal

Validation Date: 10.02.2020 Appeal against
Reference: 20/0021/AP/ENF

Building Control

Deposit Date: 16.04.2013 Demoliton of existing rear additon to form 3 storey rear extension with internal alterations to form 6no 1 bed flats and 2 bed flat with loft conversion
Reference: 13/0708/IN

Building Control

Deposit Date: 22.05.2020 Install a gas-fired boiler
Reference: 20/FEN01780/GASAFE

Building Control

Deposit Date: 22.05.2020 Install a gas-fired boiler
Reference: 20/FEN01781/GASAFE

Building Control

Deposit Date: 20.01.2021 Rebuild the roof to create new dual pitched roof to existing block of flats
Reference: 21/0115/IN

Enforcement

Opened Date: 20.11.2012 Enforcement Enquiry
Reference: 12/0617/EN/ADV

Enforcement

Opened Date: 26.08.2014 Enforcement Enquiry
Reference: 14/0450/EN/BCN

Enforcement

Opened Date: 09.06.2016 Enforcement Enquiry
Reference: 16/0389/EN/ADV

Enforcement
Opened Date: 21.03.2019 Enforcement Enquiry
Reference: 19/0132/EN/BCN

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: 12.08.21

I agree the recommendation:

Head of Development Management

Dated: ...RDA 12/08/21.....

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

Application Reference: 21/1889/FUL
Address 30 Broad Street, Teddington, TW11 8RF

Proposal	The proposal is for a retrospective application for the change of roof pitch to the existing roof to appear more visually consistent with neighbouring cluster. It is also for addition of AOV and a rear dormer roof extension.
Site description / key designations	<p>The application site is a three storey terraced building located on the southern side of Broad Street. It contains (A1) retail on the ground floor and (C3) residential on the upper floors. It is position in Teddington Main Centre Boundary in Teddington Village. The site has been extended, most notably permission for a loft conversion with dormer, two storey rear extension and conversion into 6 studios and 1no. two bedroom flat with bicycle parking was granted in 2012 via 09/0382/FUL.</p> <p>It site is subject to the below designations.</p> <ul style="list-style-type: none"> • Article 4 Direction Restricting A1 To A2 • Article 4 Direction Basements • Conservation Area CA84 Broad Street • Critical Drainage Area • Key Shop Frontage 8-34 BROAD STREET • Land Use Past Industrial • Main Centre Buffer Zone – Do not have to apply the Sequential Test (for Flood Risk). • Area Susceptible to Surface Water Flooding • Take Away Management Zone <p>The site's in the Broad Street and Queens Road Village Character Area 15 in the Hampton Wick & Teddington Village Planning Guidance.</p>
Planning history	<p><u>Planning</u> 19/2490/ES191 Building as constructed is lawful by virtue of time. Refused Permission 06/09/2019</p> <p>09/0382/DD01 Details pursuant to condition U27611 - Bicycle Parking of planning permission 09/0382/FUL.</p> <p>09/0382/FUL Loft conversion with dormer, two storey rear extension and conversion into 6 studios and 1no. two bedroom flat with bicycle parking Granted Permission 19/06/2012</p>



Figure 1. Existing and Consented Rear and Front Elevation



Figure 2. Consented West Flank Elevation

88/2452Erection of single storey rear extension and external stairway. Granted Permission 20/12/1988

87/0042 Single storey side/rear extension. (Amended Plan SHT 3 of 4, SHT 4 of 4 received on 4.3.87). Granted Permission 12/03/1987

87/0002 Provision of a new shopfront. (Amended Plan No. HSL/50/01C received on 30.4.87). Granted Permission 08/05/1987

47/2447 The installation of a new shop front. Granted Permission 24/05/1951

Enforcement

19/0132/EN/BCN Non-compliance with planning permission reference 09/0382/FUL. 21/03/2019 Notice Issued. Appeal. Appeal Dismissed.

Inspectors Report:

Heritage/Character & Design

I conclude that the proposal, by reason of its roof form, would neither preserve nor enhance the character or appearance of the BSCA. It would, therefore, fail the statutory test, and be contrary to Policies LP1 and LP3 of the London Borough of Richmond Upon Thames Local Plan, adopted 3 July 2018 (LP).

Neighbour Amenity

The approved scheme allowed for an eaves line that was significantly higher than that of the elements to the rear of No 32 and would have had an effect on the outlook from that property. The additional height of the built extension, by reason of its roof, has an increased effect on the outlook from there. However, I do not find that this has a significantly overbearing effect to warrant refusal of planning permission.

	<p>16/0389/EN/ADV Internally illuminated bright yellow fascia sign 09/06/2016 Case Closed 01/07/2016</p> <p>14/0450/EN/BCN Non-compliance with conditions: -U27614 Materials to match -U27611 Provision of cycle area, -Lack of provision for rubbish storage</p> <p>12/0617/EN/ADV Erection of a bright yellow fascia, box sign and canopy. Case Closed 30/01/2013</p>
Policies	<p>The proposal has been considered having regard to the relevant national, regional and local planning policy and guidance, in particular:</p> <p>National Planning Policy Framework (2021)</p> <ul style="list-style-type: none"> • Conserving and Enhancing the Historic Environment Paragraphs <p>Local Plan (2018):</p> <ul style="list-style-type: none"> • LP1 Local Character and Design Quality • LP8 Amenity and Living Conditions • LP 21 Flood Risk and Sustainable Urban Drainage <p>London Plan (2021)</p> <ul style="list-style-type: none"> • Policy D12A Fire Safety <p>Supplementary Planning Documents / Guidance:</p> <ul style="list-style-type: none"> • House Extensions and External Alterations (2015) • Hampton Wick & Teddington Village Planning Guidance (2017) • Broad Street Conservation Area Statement 84
Material representations	<p>One objection has been made. The planning matters are summarised below:</p> <p>Roof:</p> <ul style="list-style-type: none"> • Overbearing • Overshadowing & loss of light on No. 32 Broad Street. • Excessive height • Poor design, steeper pitch out of keeping with the character of the Conservation Area. <p>Dormer:</p> <ul style="list-style-type: none"> • In excess of consented dormer • Oversized & poor design <p>Three letters of support have also been received. These set out that the design of the roof is in keeping with the roofscape of the surrounding buildings and that the bricks used are of a high quality.</p>
Amendments	<p>The description of development has been updated to include a rear dormer roof extension.</p>
Professional comments	<p>The proposal has been assessed in relation to the following issues:</p> <ul style="list-style-type: none"> • Heritage, Character and Design • Neighbour Amenity • Fire Safety <p>Heritage Assets</p> <p>30 Broad Street forms one of a pair of late 19th century yellow stock brick three storey buildings which front the south side of Broad Street. The buildings form a high quality composition, being constructed in the late</p>

1800's. The buildings are situated within the Broad Street Conservation Area which was recently designated in 2019 and encompasses the remains of the Edwardian and Victorian High Street.

The BSCA is a designated heritage asset. Section 72 of the Town and Country Planning (Listed Buildings and Conservation Areas) Act 1990 states that special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area.

A recently updated Conservation Area appraisal was produced for the conservation area which highlights that Broad Street feature a variety of shopfronts with most maintaining fascia boards, pilasters and corbelling. The detailing of the upper floors for the buildings, including that shown on 30 Broad Street are generally intact and contribute to the high quality character of the local townscape. The Conservation Area is also described in the Hampton Wick & Teddington Village Planning Guidance which states Broad Street is a busy shopping route and its character comes partly from the survival of several late nineteenth century shopping parades.

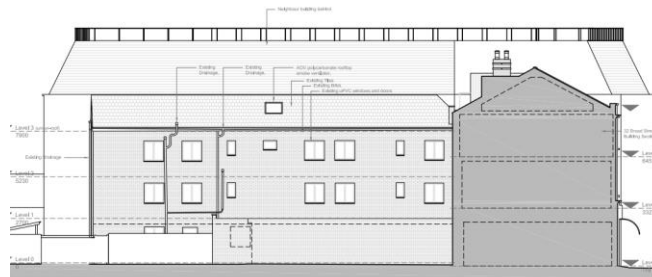


Figure 3. West Elevation as Existing



Figure 4. Front and Rear Elevations as Existing

The application proposal seeks to regularise the constructed rear extension which has a higher roof with a steeper pitch than that consented via 09/0382/FUL. The taller pitched roof is deemed harmful on the Conservation Area. The rear of the host property is visible to the public off North Lane. North Lane leads to the Broad Street Conservation Area and partially also falls within this CA. Much of the original elements of the buildings in this CA have been retained and this helps to keep a sense of history of how Richmond operated both in terms of A1 and C3 uses in the past. The proposed roof pitched is insensitive to the original building.



correctly, places full weight to the CA and notes that the roof form as built was considered to cause less than substantial harm to the CA. It is not considered that the roof form presented here, addresses this concern.

It is noted that there is no objection in principle to the proposed AOV rooflight on the flank roof slope of the rear outrigger as this will have a minimal impact on what is already a heavily altered rear elevation to this group.

Character and Design

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.”

The House Extensions and Alterations SPD sets out that “the overall shape, size and position of side and rear extensions should not dominate the existing house or its neighbours.” Roof extensions should be ‘in-scale’ with the existing structure. It is considered that the raising of the roof ridge to the extent here appears out of place with its neighbours.

The House Extensions and Alterations SPD sets out that roof extensions should not dominate the original roof. Normally a significant area of the existing roof should be left beneath a new dormer and on either side of the dormer, thus setting the extension well in from either side of the roof.” The roof dormer is excessive in terms of its width and height and fails to comply with the SPD’s guidelines.

A Design and Access Statement dated May 2021 by GEOPAR Architectural Design has been supplied. This does not justify the excessive proportions of the rear roof dormer or the pitch and height of the roof.

It is noted that 3 letters of support set out that the design is adequately in keeping with the roofscape of the surrounding area. The pitch of the roof as constructed is significantly higher than that consented. The rear roof dormer is also much larger in scale to the consented dormer. The resultant impact is a roofscape out of keeping with the immediate context of this site.

It is noted that an objection has also been received setting out that the development is of poor design such that would diminish the quality of the property and street.

The Inspector’s Report in the Appeal 19/0132/EN/BCN also sets out that “the scheme does not represent high architectural and urban design quality, as required by the former policy where, amongst other things, effect on townscape, proportions, detailing, scale, height, massing and materials are taken into account.”

Overall, the design of the rear roof dormer and height/pitch of the roof on the rear outrigger would fail to complement the original structure and would be contrary to LP1 and the SPD’s guidelines.

Neighbour Amenity

Policy LP8 requires all development to “protect the amenity and living conditions for the occupants of new, existing, adjoining and neighbouring properties”. The policy also seeks to “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.”

The House Extensions and External Alterations SPD advises that extensions should not create “an unacceptable sense of enclosure or appear overbearing when seen from neighbouring gardens should not be permitted”.

Nos. 20-28 Broad Street adjoins the host property to the west. It does not contain flank windows and it is taller than this structure as built. The depth of the rear outrigger as built does not exceed the depth of this property. The increase in roof height and the roof pitch would not cause overshadowing or impact on privacy. Furthermore, the rear roof dormer would be largely concealed by the host property’s rear outrigger and would not impact on the visual amenity of occupant at Nos 20 – 28.

No. 32 is situated directly to the east. This contains rear windows and flank windows on its rear outrigger as well as a rear roof dormer. Whilst there may be some degree of extra overshadowing arising from this increase in angle of the roof’s pitch and height, it is not considered such that would warrant a refusal. It is noted an objection has been received setting out that the scheme would generate adverse neighbour amenity impacts on No. 32. Although the roof is steeply pitched, it is angled away from No 32 thus reducing its impact. Therefore, its effect on outlook from No 32 would be acceptable. It is noted that this was also the conclusion of the Inspector in the Appeal to 19/0132/EN/BCN.

It is considered that increase in the roof’s height and pitch along with the large rear roof dormer is tolerable when viewed from the rear windows of No. 32. As such it is considered that the development adequately accords with LP8.

Flood Risk

LP21 sets out 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”. The application site is located in a Critical Drainage Area. Given the nature of the scheme, relating to the roof of No. 30 Broad Street, it is not considered that any adverse impacts on drainage would be incurred. This development does not conflict with LP21.

Fire Safety

The need for a fire statement became a policy requirement with the recent adoption of the new London Plan. Policy D12A states:

In the interests of fire safety and to ensure the safety of all building users, all development proposals must achieve the highest standards of fire safety and ensure that they:

- 1) identify suitably positioned unobstructed outside space: a) for fire appliances to be positioned on b) appropriate for use as an evacuation assembly point
- 2) are designed to incorporate appropriate features which reduce the risk to life and the risk of serious injury in the event of a fire; including appropriate fire alarm systems and passive and active fire safety measures
- 3) are constructed in an appropriate way to minimise the risk of fire spread
- 4) provide suitable and convenient means of escape, and associated

	<p>evacuation strategy for all building users 5) develop a robust strategy for evacuation which can be periodically updated and published, and which all building users can have confidence in 6) provide suitable access and equipment for firefighting which is appropriate for the size and use of the development.</p> <p>A Fire Safety Statement has not been supplied to meet this requirement. As such the application is contrary to London Plan (2021) Policy D12A.</p>
	<p>The roof extension on the rear outrigger and rear dormer roof extension on the rear roof slope by reason of their excessive height, bulk and mass would result in a dominant form of overdevelopment that would fail to harmonise with the existing property No. 30 Broad Street, its immediate surrounds on North Lane and the Broad Street Conservation Area. The scheme is therefore contrary to, in particular, NPPF Paragraph 202, Policies LP1 and LP3 of the LBRUT Local Plan (2018) and the aims and objectives in the Hampton Wick & Teddington Village Planning Guidance (2017), the Broad Street Conservation Area Statement 84 and the House Extensions and External Alterations (2015).</p> <p>In the absence of a Fire Safety Statement detailing the developments approach to fire safety risk, the scheme is considered to adversely impact on the safety of existing/future occupants contrary to the aims and objectives of London Plan (2021) Policy D12A.</p>

