

PLANNING REPORT

Printed for officer by

Jack Morris on 1 September 2021

Application reference: 21/2007/HOT TEDDINGTON WARD

Date application received	Date made valid	Target report date	8 Week date
03.06.2021	07.06.2021	02.08.2021	02.08.2021

Site:

20 Clarence Road, Teddington, TW11 0BL,

Proposal:

conversion of garage to habitable space , rear extension, new roof over side and rear at ground floor extension

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

APPLICANT NAME

Mrs Sarah Harrop
20, Clarence Road
Teddington
TW11 0BL

AGENT NAME

Mr Alex Fergusson
3elfin grove
Teddington
TW11 8RD
United Kingdom

Neighbours:

18 Clarence Road, Teddington, TW11 0BL -
31 Clarence Road, Teddington, TW11 0BN, - 08.06.2021
27 Clarence Road, Teddington, TW11 0BN, - 08.06.2021
25 Clarence Road, Teddington, TW11 0BN, - 08.06.2021
29 Clarence Road, Teddington, TW11 0BN, - 08.06.2021
1 Avenue Gardens, Teddington, TW11 0BH, - 08.06.2021
18 Clarence Road, Teddington, TW11 0BL, - 08.06.2021
2 Avenue Road, Teddington, TW11 0BT, - 08.06.2021
4 Avenue Road, Teddington, TW11 0BT, - 08.06.2021
6 Avenue Road, Teddington, TW11 0BT, - 08.06.2021

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

Status: WDN Application:98/0187
Date:20/03/1998 Roof Extension.

Development Management

Status: GTD Application:98/1253
Date:07/10/1998 Loft Conversion Including A Roof Extension To The Side And A Rear Dormer Window.

Development Management

Status: GTD Application:87/0945
Date:04/09/1987 Erection of a two storey side and single storey rear extension.

Development Management

Status: GTD Application:62/1229
Date:04/02/1963 Use of one room for child play-group.

Development Management

Status: GTD Application:07/3089/HOT
Date:17/10/2007 Erection of single storey rear extension

Development Management

2. DESCRIPTION OF THE SITE AND ITS SURROUNDINGS

The property is three-storeys and semi-detached.

The application site is situated within Teddington and is designated as:

- Main Centre Buffer Zone (Teddington Town Centre Boundary Buffer Zone - A residential development or a mixed use scheme within this 400 metre buffer area identified within the Plan does not have to apply the Sequential Test (for Flood Risk) as set out in Local Plan policy LP21.)
- Surface Water Flooding (Area Less Susceptible to) - Environment Agency ()
- Article 4 Direction Basements (Article 4 Direction - Basements / Ref: ART4/BASEMENTS / Effective from: 18/04/2018)

3. DESCRIPTION OF THE PROPOSAL AND ANY RELEVANT PLANNING HISTORY

Conversion of garage to habitable space, rear extension, new roof over side and rear at ground floor extension.

The most relevant planning history is as follows:

Development Management

Status: GTD

Date:17/10/2007

Application:07/3089/HOT

Erection of single storey rear extension

Development Management

Status: GTD

Date:15/01/2008

Application:07/4299/HOT

Erection of single storey rear extension

4. CONSULTATIONS CARRIED OUT

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

One neighbour observation was received. The content of which is as follows:

- Overall support for the proposals.
- The overall height of the extension to be lower than the current highest point of the existing sloping roof.
- Could the finish of the end facade facing our property be in keeping with the character of the housing.

5. MAIN POLICIES RELEVANT TO THE DECISION

NPPF (2021)

The key chapters applying to the site are:

4. Decision-making

12. Achieving well-designed places

These policies can be found at:

https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/1005759/NPPF_July_2021.pdf

London Plan (2021)

The main policies applying to the site are:

D4 Delivering good design

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 Amenity and Living Conditions	LP8	Yes	No
LP 45 Parking standards and servicing	LP45	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
Residential Development Standards
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:

Basement development – Planning Advice Note

6. EXPLANATION OF OFFICER RECOMMENDATION

The key issues for consideration are:

- i. Design and impact on heritage assets
- ii. Impact on neighbour amenity
- iii. Fire Risk

i Design

Policy LP1 of the Local Plan 2018 seeks to maintain and, where possible, enhance the high architectural and urban design quality which contributes to the character and heritage of the area. Proposals should demonstrate an understanding of the site and its context when considering the design including layout, siting and access and the compatibility of the works to the neighbouring uses.

The Councils SPD relating to House Extensions and External Alterations 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.

The scheme seeks to rationalise a property that has had several separate alterations and additions resulting in a hotch potch of pitched, hipped, and slotted roofs of varying heights and forms. In rationalising the property, the proposals will take the various extensions on the ground floor and alter them to appear as one cohesive side and rear extension.

The proposal seeks to convert the existing garage into a habitable bedroom, create a single room out of the current loft bedroom/ study, and improve access from the garden to the front of the property

through the alteration of a number of stepped side walls to form one surface that will run perpendicular to the property boundary. In doing so, the applicant will lose a small amount of their interior floor space within the current garage but extend the kitchen into the rear garden. Additionally, a decking is proposed to be laid in the rear garden.

The proposed rear kitchen extension will infill a small space between a rear extension and a side extension and would add approximately 4.3m² to the property. The proposals set out that a new rear facing white PVC window will be installed to the extension to match the existing ones used elsewhere.

The extension will have a flat roof and an eaves height of approximately 2.5m. The scheme also proposes to replace the existing six skylights with five skylights that are more evenly distributed when compared to the previous layout.

Any new walls to the property are proposed to be covered by a matching white render to match that of the existing property. This complies with the council's SPD on House Extensions and External Alterations, as the proposals will harmonise with the original dwelling house.

To the rear of the extension, a small decking is proposed, this would be 2.5m deep and 6.4m wide. The section drawing provided illustrates that this would only be about 0.4m above ground level. This is acceptable in regard to design.

In view of the above, the proposal complies with the aims and objectives of policies LP1 of the Local Plan.

ii Impact on neighbour amenity

Policy LP8 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 buildings and gardens. Harm may arise from various impacts such as noise, air pollution, odours or vibration.

The SPD on House Extensions and External Alterations notes that generally an extension of 3m in depth for a terrace property will be acceptable. Where the proposed extension seeks a larger depth, the eaves should be reduced to 2.2m at the shared boundary to mitigate detrimental impact on neighbours such as sense of enclosure or overbearing. However, the final test of acceptability is dependent on the specific circumstances of the site which may justify greater rear projection.

The proposed kitchen extension will bring the existing set back wall to be in line with the existing extension, creating a single ground floor rear elevation. The extension would bring the side of the property within 0.8m of the property's boundary consistent with the distance from the boundary the altered ground-floor bedroom will have from the eastern boundary. Whilst the adjacent neighbour No 18 Clarence Road did not object to the proposal, they did comment on the height of the extension. Given the rear extension would not extend further into the rear garden than the current rear most point and the eaves height of the single storey extension is approximately 2.5m, it is not considered that the proposals will introduce an overbearing sense of enclosure or reduce the light levels for the immediate neighbours.

The scheme proposes a number of new windows to be installed. One rear facing window from the new kitchen extension and five angled skylights. It is not felt that the new windows will introduce a sense of overlooking or loss of privacy for surrounding properties as the kitchen window will look only into the rear garden and the skylights are well above head height and will be part concealed behind the roof's parapet. Therefore, no impact is anticipated in regard to overlooking or loss of privacy for adjoining residents.

As such, having regard to its siting, design, scale, and materiality, it is not considered that the proposals would have a detrimental impact on the amenities of the neighbouring properties. Overall, the scheme proposed complies with LP 8.

iii Fire Risk

London Plan policy D12 requires the submission of a Fire Safety Statement on all planning applications.

A Fire Safety Strategy was provided with the application, prepared by Alex Fergusson Architects Ltd. A condition will be included to ensure this is adhered to on an ongoing basis. The applicant is advised materials and arrangement would need to be Building Regulations compliant, and all 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. Overall, the scheme can therefore be considered consistent with this Policy D12 of the London Plan.

iv. Parking

The proposal would involve the conversion of an existing garage. However given the existing garage would not meet the requirements within the Council's Transport SPD and other available space for parking within the front driveway, this is not considered to have an adverse impact on parking. As such the proposal would be in accordance with Policy LP45 of the Local Plan.

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.

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.

Recommendation:

The determination of this application falls within the scope of Officer delegated powers - YES / NO

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): JM

Dated: 01/09/2021

I agree the recommendation: WT

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

Dated:3/9/2021.....

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

U0108347 - Development begun within 3 years
U0108349 – Materials
U0108350 - Fire Safety
U0108351 - Approved Drawings

INFORMATIVES

U0054088 Composite Informative
U0054089 NPPF APPROVAL - Para. 38-42