

Application reference: 21/2912/HOT FULWELL, HAMPTON HILL WARD

Date application received	Date made valid	Target report date	8 Week date
17.08.2021	03.09.2021	29.10.2021	29.10.2021

Site:

60 York Road, Teddington, TW11 8SN,

Proposal:

Creation of a Single Storey wrap around rear extension

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

APPLICANT NAME

Howard
60, York Road
Teddington
TW11 8SN

AGENT NAME

Miss Rebecca Parnell
UNIT SB3
Keighley Business Centre
Keighley
BD21 1SY

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

Consultations:**Internal/External:****Consultee****Expiry Date****Neighbours:**

45 Victor Road, Teddington, TW11 8SP, - 06.09.2021
43 Victor Road, Teddington, TW11 8SP, - 06.09.2021
41 Victor Road, Teddington, TW11 8SP, - 06.09.2021
39 Victor Road, Teddington, TW11 8SP, - 06.09.2021
58 York Road, Teddington, TW11 8SN, - 06.09.2021
62 York Road, Teddington, TW11 8SN, - 06.09.2021

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

Status: GTD Application: 12/2781/HOT
Date: 28/09/2012 Single storey rear extension

Development Management

Status: WNA Application: 13/0913/VRC
Date: 27/03/2013 FLAT ROOF TO BE REPLACED WITH PITCHED ROOF NEW ROOF MATERIAL - SLATE ALL AS PER DRAWINGS

Development Management

Status: WDN Application: 13/0979/HOT
Date: 14/05/2013 SINGLE STOREY REAR EXTENSION WITH PITCHED SLATE ROOF

Development Management

Status: WDN Application: 13/2674/PS192
Date: 30/08/2013 Front porch

Development Management

Status: PCO Application: 21/2912/HOT
Date: Creation of a Single Storey wrap around rear extension

Development Management

Status: GTD

Date:01/10/2021

Application:21/2913/PS192

Creation of a loft conversion with an L shaped dormer facing the rear of the property.

Building Control

Deposit Date: 12.02.2007

Installed a Gas Boiler

Reference: 07/97575/CORGI

Building Control

Deposit Date: 09.04.2008

2 Windows 1 Door

Reference: 08/FEN00844/FENSA

Building Control

Deposit Date: 09.04.2013

Rear single storey extension to kitchen

Reference: 13/0648/BN

Building Control

Deposit Date: 10.12.2018

Relocation of staircase and associated refurbishment

Reference: 18/2120/IN

Application Reference: 21/2910/HOT

Address: 60 York Road

Proposal

Creation of a single storey wrap around rear extension.

Site Description / Key Designations

The application is a two-storey, mid-terraced dwelling which is situated on the southern side of York Road. The site is not a Building of Townscape Merit and is not located within a Conservation Area. The application is situated within Character Area 1 of the Hampton Wick and Teddington Village Planning Guidance. It is also designated as:

- Area Poorly Provided with Public Open Space
- Article 4 Direction Basements
- Surface Water Flooding (Area Susceptible to)
- Critical Drainage Area

Recent/Relevant Planning History

13/2674/PS192 – Front porch – Withdrawn by the applicant.

13/0979/HOT – Single storey rear extension with pitched slate roof – Withdrawn by the applicant.

13/0913/VRC – Flat roof to be replaced with pitched roof new roof material – slate all as per drawings – Decided as no further action be taken.

12/2781/HOT – Single storey rear extension – Granted permission.

Policies

Local Plan (2018)

- LP1 Local character and design quality
- LP8 Amenity and living conditions

London Plan (2021)

- D12 Fire Safety

Supplementary Planning Documents/Guidance

- House Extensions and External Alterations (2015)
- Hampton Wick and Teddington Village Planning Guidance (2017)

Professional Comments

The application has been assessed in relation to the following issues:

- Character and Design
- Neighbour Amenity
- Fire Safety

Character and Design

A single storey wrap around rear extension is proposed. The proposal involves the demolition of the existing single storey conservatory to the rear of the property, with the proposed extension adjoining the end of the two-storey rear wing providing a depth of approx. 4m from the rear wing (approx. 6.6m from the rear wall of the dwelling) and approx. 4.3m in width (approx. 0.76m wider than the existing conservatory). The proposal would have a dual-pitched roof with 8 rooflights, with

a maximum height of 3.1m and an eaves height of 2.2m. It is considered that the proposal is of an appropriate design and scale. The proposed rooflights are considered to be of an appropriate size and location.

Large glazed double doors and small triangular windows are proposed on the rear elevation. These are also considered acceptable given the siting at ground floor and at the rear of the property. The extension will be constructed with materials to match the existing dwellinghouse

All works are located to the rear of the property and are not visibly from the street therefore have no significant impact on streetscape character.

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

Impact on Neighbour Amenity

The proposed single storey wrap around extension would be sited along the boundary with No. 62, and the proposed rear projection would extend approx. 2.3m less than the existing conservatory. The proposal would extend approx. 1.1m further than the single storey brick structure in situ at the application site. It is therefore considered that the impact of the proposal on residential amenity to No. 62 would be minimal. The proposal would not result in any significant impact on the amenity of neighbouring occupiers, or result in a substantial loss of light or outlook to any rear facing windows.

The proposed infill side element of the extension would project beyond the rear projection of No. 58 along the shared boundary, at a depth of 6.6m. Despite this projection it is unlikely that there would be any further significant impact on the amenity of occupiers of No. 58, above the existing level as a result of the close proximity between dwellings along York Road.

The proposed roof lights are above head height and therefore do not afford loss of privacy for adjoining properties.

In respect of neighbouring amenity the proposal is considered to comply with Policy LP8 of the Local Plan.

Fire Safety

A Fire Safety Statement was supplied on 6th September 2021. It is considered that this is adequate to meet the requirements of D12A. 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.

Recommendation

Approve subject to conditions.

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): LC

Dated: 21/10/2021

I agree the recommendation: WT

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

Dated:21/10/2021.....

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
