

Application reference: 21/2811/HOT HAMPTON WICK WARD

Date application received	Date made valid	Target report date	8 Week date
09.08.2021	13.09.2021	08.11.2021	08.11.2021

Site:

37 Broom Park, Teddington, TW11 9RS,

Proposal:

Loft conversion and internal alterations. Rooflights to front elevations

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

APPLICANT NAME

Mr David Allen
37, Broom Park
Teddington
TW11 9RS

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:**

96 Broom Park, Teddington, TW11 9RR, - 14.09.2021
94 Broom Park, Teddington, TW11 9RR, - 14.09.2021
95 Broom Park, Teddington, TW11 9RR, - 14.09.2021
36 Broom Park, Teddington, TW11 9RS, - 14.09.2021
38 Broom Park, Teddington, TW11 9RS, - 14.09.2021
65 Broom Park, Teddington, TW11 9RR -

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

Status: PCO

Application: 21/2811/HOT

Date:

Loft conversion and internal alterations. Rooflights to front elevations

Building Control

Deposit Date: 06.11.2009

12 Windows 1 Door

Reference: 09/FEN02273/FENSA

Proposal	No. 2 roof lights to the front roof slope and associated loft conversion.
Site description / key designations	<p>The application site is currently occupied by a three-storey mid-terraced house located along Broom Park in Teddington Village, Hampton Wick Ward. The dwelling, along with its neighbouring properties, appears to be laid out at the same time following the approval of the application reference 71/0506. These share common features and character that would give the whole development a unified appearance. This unified appearance would appear to be maintained notwithstanding some minor alterations, such as the addition of roof lights to the front roof slopes.</p> <p>The site does not possess any heritage designation and it is located in Floodzone 2 and a Critical Drainage Area.</p>
Relevant Planning History	71/0506 - Erection of 92 x three-storey 3-bedroom houses with integral garages - Granted 20/07/1971.
Policies	<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>London Plan (2021):</p> <ul style="list-style-type: none"> • D12 Fire Safety <p>Local Plan (2018):</p> <ul style="list-style-type: none"> • LP 1 Local Character and Design Quality • LP 8 Amenity and Living Conditions • LP 21 Flood Risk and Sustainable Drainage <p>Supplementary Planning Documents / Guidance:</p> <ul style="list-style-type: none"> • House Extensions and External Alterations SPD (2015) • Hampton Wick & Teddington Village Planning Guidance SPD (2017)
Consultee	N/A.
Material representations	Nos. 36 and 65 Broom Park support the proposal.
Amendments	One roof light has been enlarged following on from discussions with the fire safety consultant so as to satisfy the minimum required area for smoke extraction. An amended front elevation has been provided.
Professional comments	<p>The proposal has been assessed in relation to the following issues:</p> <ul style="list-style-type: none"> • Design and Visual Amenity • Neighbour Amenity • Flooding • Fire Safety <p>Design and Visual Amenity</p> <p>Policy LP 1 'Local Character and Design Quality' requires that all development to be of high architectural quality demonstrating 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 character. 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 it is preferable that roof lights are flush with the existing roof (conservation type) and that they are carefully placed to line up with the windows on the floor below.</p> <p>It is noted that roof lights are common features in the locality therefore the proposal would not appear out of context in this instance. As well as the minor nature of such proposal would not alter the overall character of the host dwelling and the unified appearance of the terraces. This would allow the associated loft conversion without adding roof volume that would appear incongruous with the abovementioned unified appearance of the terraces.</p> <p>As such, the scheme is considered acceptable in Design and Visual Amenity, therefore, it is in line with Policy LP 1 of the Local Plan (2018) and the SPD on Housing Extensions and External Alterations (2015).</p> <p>Neighbour Amenity</p> <p>Policy LP 8 ‘Amenity and Living Conditions’ requires all development to <i>“protect the amenity and living conditions for the occupants of new, existing, adjoining and neighbouring properties”</i>. The policy also seeks to <i>“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”</i>.</p> <p>This is further reiterated by the by the SPD (2015) on House Extensions and External Alterations.</p> <p>Given the nature and siting of the scheme, it would be unlikely to adversely impact the neighbouring properties causing loss of residential amenities, consequently such scheme is considered to meet the aims and objectives of Policy LP 8 of the Local Plan (2018) and the House Extensions and External Alterations SPD (2015).</p> <p>Flooding</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>The submitted Flood Risk Assessment states that the proposal would be set no lower than the existing floor level and consequently the proposal would not increase flood risk. This is in line with Policy LP 21 of the Local Plan (2018).</p>
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	<p>Fire Safety</p> <p>London Plan Guidance Fire Safety Policy D12(A) (2021) underlines that a Reasonable Exception Statement should justify why Policy D12 of the London Plan (2021) requirement is not relevant to the development. The submitted Reasonable Exception Statement states the reason why Policy D12 of the London Plan (2021) does not apply and therefore it is considered acceptable.</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>Recommendation</p>	<p>It is recommended that the application reference 21/2811/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: 20/10/2021

I agree the recommendation: WT

Team Leader/Head of Development Management/Principal Planner

Dated:5/11/2021.....

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
