

Application reference: 21/4246/PDE HAMPTON WICK WARD

Date application received	Date made valid	Target report date	8 Week date
02.12.2021	02.12.2021	13.01.2022	13.01.2022

Site:

8 Atbara Road, Teddington, TW11 9PD,

Proposal:

Single storey rear extension 5.30m in depth, 3.05m in height and 2.85m in height to eaves.

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

APPLICANT NAME

Mr And Mrs Beynon
8 Atbara Road
Teddington
TW11 9PD

AGENT NAME

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

Consultations:

Internal/External:

Consultee

Expiry Date

Neighbours:

10 Atbara Road, Teddington, TW11 9PD, - 13.12.2021

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

Status: GTD

Date: 14/01/2019

Application: 17/1782/FUL

Demolition of existing two-storey detached dwelling with basement, and construction of new three-storey detached dwelling with basement.

Development Management

Status: WDN

Date: 03/12/2021

Application: 21/2210/HOT

The creation of an additional storey over existing dwellinghouse. Part one, part two-storey rear extension with Juliet balconies at first floor rear elevation. Front porch extension and new front door. Replacement garage at rear. (amended).

Development Management

Status: PDE

Date:

Application: 21/4246/PDE

Single storey rear extension 5.30m in depth, 3.05m in height and 2.85m in height to eaves.

Building Control

Deposit Date: 24.07.2009

Main/ supplementary equipotential bonding Dwelling house New consumer unit

Reference: 09/NIC01638/NICEIC

Building Control

Deposit Date: 03.12.2012 Installed a Gas Boiler

Reference: 13/FEN00022/GASAFE

Building Control

Deposit Date: 16.07.2020 Install a replacement consumer unit Rewire of all circuits

Reference: 20/NIC01137/NICEIC

Building Control

Deposit Date: 05.08.2020 Install replacement windows in a dwelling

Reference: 20/FEN00781/FENSA

Building Control

Deposit Date: 17.06.2021 Install external solid wall insulation system

Reference: 21/NAP00307/NAPIT

Enforcement

Opened Date: 19.01.2017 Enforcement Enquiry

Reference: 17/0023/EN/EOP

Enforcement

Opened Date: 06.08.2020 Enforcement Enquiry

Reference: 20/0291/EN/UCU

Application Number	21/4246/PDE
Address	8 Atbara Road, Teddington TW11 9PD
Proposal	Single storey rear extension 5.30m in depth, 3.05m in height and 2.85m in height to eaves.
Contact Officer	Alice Murphy
Target Determination Date	13/01/2022

1. INTRODUCTION

This application is of a nature where the Council's Constitution delegates the authority to make the decision to Officers rather than it being determined by the Planning Committee.

By indicating that the development proposal complies with the relevant provisions of the Town and Country Planning (General Permitted Development) Order 2015 (as amended) the planning officer is taking into account the information submitted with the application and any previous relevant applications.

No information has been discovered revealing removal of permitted development rights, it is therefore understood that the property's permitted development rights are intact and there are no restrictive conditions or outstanding Enforcement notices covering the property.

2. DESCRIPTION OF THE SITE

The subject site provides for a single storey detached dwellinghouse on the south side of Atbara Road, Teddington.

The application site is situated within Character Area 8 of the Hampton Wick and Teddington Village Planning Guidance and is designated as:

- Article 4 Direction – restricting basement development
- Critical drainage area – Environment Agency
- Floodzone 2 – Environment Agency.

3. DESCRIPTION OF THE PROPOSAL AND ANY RELEVANT PLANNING HISTORY

Householders are able to build larger single-storey rear extensions under permitted development, subject to limitations, condition and land designations through a prior notification process.

The applicant seeks prior approval for a proposed larger home extension. Specifically, a single-storey rear extension projecting 5.3m beyond the rear wall of the original dwellinghouse. The maximum eaves height is 2.85m eaves height from natural ground level, and an overall maximum height of 3.05m is proposed.

Relevant planning history for the site includes:

- **17/1782/FUL** – demolition of existing two-storey detached dwelling with basement, and construction of new three-storey detached dwelling with basement. **Granted (not implemented).**

4. ASSESSMENT AGAINST THE GPDO CRITERIA

This application is for determination as to whether prior approval of a larger home extension is required. The determination is made in relation to the provisions of Class A of the Town and Country Planning (General Permitted Development) Order.

A.1 Development is not permitted by Class A if:

		Complies	
A	Permission to use the dwellinghouse as a dwellinghouse has been granted only by virtue of Class M, N, P, PA or Q of Part 3 of this Schedule (changes of use);	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
B	As a result of the works, the total area of ground covered by buildings within the curtilage of the dwellinghouse (other than the original dwellinghouse) would exceed 50% of the total area of the curtilage (excluding the ground area of the original dwellinghouse);	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
C	The height of the part of the dwellinghouse enlarged, improved or altered would exceed the height of the highest part of the roof of the existing dwellinghouse	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
D	The height of the eaves of the part of the dwellinghouse enlarged,	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>

	improved or altered would exceed the height of the eaves of the existing dwellinghouse		
E	The enlarged part of the dwellinghouse would extend beyond a wall which- Forms the principal elevation of the original dwellinghouse; or Fronts a highway and forms a side elevation of the original dwellinghouse;	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
F	Subject to paragraph (g), The enlarged part of the dwellinghouse would have a single storey and- Extend beyond the rear wall of the original dwellinghouse by more than 4 metres in the case of a detached dwellinghouse, or 3 metres in the case of any other dwellinghouse, Exceed 4 metres in height	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/> Subject to (g) below
G	For a dwellinghouse not on article 2(3) land nor on a site of special scientific interest, the enlarged part of the dwellinghouse would have a single storey and - Extend beyond the rear wall of the original dwellinghouse by more than 8 metres in the case of a detached dwellinghouse, or 6 metres in the case of any other dwellinghouse, or Exceed 4 metres in height	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
H	The enlarged part of the dwellinghouse would have more than a single storey and- (i) Extend beyond the rear wall of the original dwellinghouse by more than 3 meters, or (ii) Be within 7 meters of any boundary of the curtilage of the dwellinghouse being enlarged which is opposite the rear wall of that dwellinghouse	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
I	The enlarged part of the dwellinghouse would be within 2 meters of the boundary of the curtilage of the dwellinghouse, and the height of the eaves of the enlarged part would exceed 3 meters	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
J	The enlarged part of the dwellinghouse would extend beyond a wall forming a side elevation of the original dwellinghouse, and would- Exceed 4 meters in height, Have more than a single storey, or Have a width greater than half the width of the original dwellinghouse;	Yes <input type="checkbox"/> See below.	No <input checked="" type="checkbox"/>
JA	Any total enlargement (being the enlarged part together with any existing enlargement of the original dwellinghouse to which it will be joined) exceeds or would exceed the limits set out in sub-paragraphs (e) to (j);	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
K	It would consist of or include--- (i) The construction or provision of a verandah, balcony or raised platform, (ii) The installation, alteration or replacement of a microwave antenna, (iii) The installation, alteration or replacement of a chimney, flue or soil and vent pipe, or (iv) An alteration to any part of the roof of the dwellinghouse.	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
L	The dwellinghouse is built under Part 20 of this Schedule (construction of new dwellinghouses).	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>

The proposed scheme does not comply with criteria A.1(D), as the proposed eaves height is higher than the eaves on the original dwellinghouse as illustrated on the elevation drawings provided.

The proposed scheme does not comply with criteria A.1(J) as the enlarged part of the dwellinghouse **would** extend beyond a wall forming a side elevation of the original dwellinghouse.

A.2 In the case of a dwellinghouse on article 2(3) land, development is not permitted by Class A if-

		Complies		
A	It would consist of or include the cladding of any part of the exterior of the dwellinghouse with stone, artificial stone, pebble dash, render, timber, plastic or tiles	Yes <input type="checkbox"/>	No <input type="checkbox"/>	N/A <input checked="" type="checkbox"/>
B	The enlarged part of the dwellinghouse would extend beyond a wall forming a side elevation of the original dwellinghouse; or	Yes <input type="checkbox"/>	No <input type="checkbox"/>	N/A <input checked="" type="checkbox"/>
C	The enlarged part of the dwellinghouse would have more than a single	Yes <input type="checkbox"/>	No <input type="checkbox"/>	N/A

	storey and extend beyond the rear wall of the original dwellinghouse			<input checked="" type="checkbox"/>
D	any total enlargement (being the enlarged part together with any existing enlargement of the original dwellinghouse to which it will be joined) exceeds or would exceed the limits set out in sub-paragraphs (b) and (c)	Yes <input type="checkbox"/>	No <input type="checkbox"/>	N/A <input checked="" type="checkbox"/>

A.3 Development is permitted by Class A subject to the following conditions-

		Complies		
A	The materials used in any exterior work (other than materials used in the construction of a conservatory) must be of a similar appearance to those used in the construction of the exterior of the existing dwellinghouse	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	N/A <input type="checkbox"/>
B	Any upper-floor window located in a wall or roof slope forming a side elevation of the dwellinghouse must be obscure-glazed, and non-opening unless the parts of the window which can be opened are more than 1.7 metres above the floor of the room in which the window is installed; and	Yes <input type="checkbox"/>	No <input type="checkbox"/>	N/A <input checked="" type="checkbox"/>
C	Where the enlarged part of the dwellinghouse has more than a single storey, or forms an upper storey on an existing enlargements of the original dwellinghouse, the roof pitch of the enlarged part must, so far as practicable, be the same as the roof pitch of the original dwellinghouse	Yes <input type="checkbox"/>	No <input type="checkbox"/>	N/A <input checked="" type="checkbox"/>

A.3(A) requires exterior materials to be of a similar appearance to those on the existing dwellinghouse. Vertical timber cladding is proposed for the extension which is not considered to be visually similar to the existing. Grey window frames can be considered acceptable given the front elevation windows.

5. CONSULTATIONS CARRIED OUT

No representations were received from adjoining properties. Consequently, no further amenity assessment was required.

6. RECOMMENDATION

The proposal does not comply with Schedule 2, Part 1, Class A of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended). Specifically the scheme does not comply with A.1(d) and (jiii and Ja), as well as condition A.3(a).

The applicant is advised to review the criteria for Class A, as well as the ‘Permitted development rights for householders - Technical Guidance’ produced by the Ministry of Housing, Communities and Local Government.

Refuse prior approval

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):AMU.....

Dated:04/01/2022.....

I agree the recommendation: WT

Team Leader/Head of Development Management/Principal Planner

Dated:04/01/2022.....

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

U0057267	Decision drawings
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