

Application reference: 21/4378/HOT HAMPTON WICK WARD

Date application received	Date made valid	Target report date	8 Week date
22.12.2021	22.12.2021	16.02.2022	16.02.2022

Site:

149 Fairfax Road, Teddington, TW11 9BU,

Proposal:

Re-roof existing roof with natural slates. Two new dormers to front roof slope.

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 Stuart and Karen Cook
149, Fairfax Road
Teddington
TW11 9BU

AGENT NAME

Mr Simon Merrony
34 Thames Street
Sunbury on Thames
TW16 6AF
United Kingdom

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

Consultations:**Internal/External:****Consultee**

14D Urban D

Expiry Date

06.01.2022

Neighbours:

72 Harrowdene Gardens, Teddington, TW11 0DJ, - 23.12.2021
70 Harrowdene Gardens, Teddington, TW11 0DJ, - 23.12.2021
67 Harrowdene Gardens, Teddington, TW11 0DJ, - 23.12.2021
65 Harrowdene Gardens, Teddington, TW11 0DJ, - 23.12.2021
63 Harrowdene Gardens, Teddington, TW11 0DJ, - 23.12.2021
61 Harrowdene Gardens, Teddington, TW11 0DJ, - 23.12.2021
71 Harrowdene Gardens, Teddington, TW11 0DJ, - 23.12.2021
69 Harrowdene Gardens, Teddington, TW11 0DJ, - 23.12.2021
68 Harrowdene Gardens, Teddington, TW11 0DJ, - 23.12.2021
66 Harrowdene Gardens, Teddington, TW11 0DJ, - 23.12.2021
64 Harrowdene Gardens, Teddington, TW11 0DJ, - 23.12.2021
62 Harrowdene Gardens, Teddington, TW11 0DJ, - 23.12.2021
130 Fairfax Road, Teddington, TW11 9BS, - 23.12.2021
147 Fairfax Road, Teddington, TW11 9BU, - 23.12.2021
151 Fairfax Road, Teddington, TW11 9BU, - 23.12.2021
120 Fairfax Road, Teddington, TW11 9BS, - 23.12.2021

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

Status: GTD

Application:78/0498

Date:01/06/1978

Erection of a single storey extension at rear.

Development Management

Status: REF

Application:83/0091

Date:23/03/1983

Change of use of part of the premises to a womans health centre and provision of a car park at the front of the premises.

<u>Development Management</u> Status: GTD Date:27/04/1960	Application:60/0162 Alterations and additions to existing ground floor flat to form two self contained flats and erection of five garages.
<u>Development Management</u> Status: GTD Date:22/11/2006	Application:06/3450/HOT Erection of single storey rear extension, demolition of existing side extension and new roof windows and installation of velux roofwindows in main roof.
<u>Development Management</u> Status: GTD Date:06/04/2009	Application:09/0402/HOT Erection of single storey building at rear of garden
<u>Development Management</u> Status: GTD Date:28/02/2020	Application:20/T0083/TPO T1 - Silver Birch(x2) - 'Formatively' thin canopies by 15-20%, removing, deadwood, stubs, crossing/broken branches & sucker growths. Lift canopies by 2- 3m. We propose to lift/raise the canopies by 2-3 m, currently at 2.5 m above ground to a height of approx 4.5-5.5 m above ground.
<u>Development Management</u> Status: WDN Date:02/11/2021	Application:21/3360/HOT Change concrete roof tiles for natural slate as original with traditional ridge to match and scalloped detail, change N/west hip roof to gable rebuild chimneys and loft conversion with dormers front & Rear
<u>Development Management</u> Status: PDE Date:	Application:21/4378/HOT Re-roof existing roof with natural slates. Two new dormers to front roof slope.
<u>Development Management</u> Status: PCO Date:	Application:22/0057/PS192 Construction of hip to gable loft extension, new loft dormers, new rooflights and new chimneys
<u>Building Control</u> Deposit Date: 25.09.2006 Reference: 06/07211/FENSA	3 Windows
<u>Building Control</u> Deposit Date: 27.12.2006 Reference: 06/2697/FP	Single storey rear extension, alterations to form ground floor utility and WC cloaks, alterations to and extension of loft area
<u>Building Control</u> Deposit Date: 12.02.2007 Reference: 07/07330/FENSA	2 Windows
<u>Building Control</u> Deposit Date: 11.05.2009 Reference: 09/0702/FP	Detached garage/store/changing room to rear of existing dwelling
<u>Building Control</u> Deposit Date: 03.09.2018 Reference: 18/FEN02612/GASAFE	Install a gas fire
<u>Building Control</u> Deposit Date: 03.09.2018 Reference: 18/FEN02670/GASAFE	Install a gas fire
<u>Enforcement</u> Opened Date: 09.05.2016 Reference: 16/0309/EN/ADV	Enforcement Enquiry

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): JSI

Dated: 08/02/2022

I agree the recommendation: WT

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

Dated:08/02/2022.....

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

U0058381	Fire safety - building regs
U0058382	NPPF Approval paras 38-42
U0058383	Composite informative

Application reference: 21/4378/HOT
Site address: 149 Fairfax Road, Teddington, TW11 9BU

Proposal:

The application seeks planning permission for: *'Re-roof existing roof with natural slates. Two new dormers to front roof slope.'*

Site and Surroundings:

The application relates to a two-storey with accommodation in roof detached dwelling located on the south side of Fairfax Road, Hampton Wick ward. The dwelling is a locally designated Building of Townscape Merit (BTM), as are a number of these houses on this side of Fairfax Road. The site is not in or adjacent to a conservation area. It sits in Area 13 (Sandy Lane and surrounds) of the Hampton Wick and Teddington Village Planning Guidance.

The site benefits from a front and rear garden. In the north eastern corner of the front garden are three trees subject to a Tree Preservation Order: T1, T2 and T42.

The site is in Flood Zone 1 and is not identified as susceptible to surface water flooding though it is an Area Susceptible to Ground Water Flooding. There is an Article 4 Direction restricting basement development.

Relevant planning history:

- 60/0162 – Alterations and additions to existing ground floor flat to form two self contained flats and erection of five garages. – Planning Permission APPROVED 27/04/160
- 78/0498 – Erection of single storey extension at rear. – Planning Permission APPROVED 01/06/1978
- 06/3540/HOT – Erection of single storey rear extension, demolition of existing side extension and new roof window and installation of velux window sin main roof. – Planning Permission APPROVED 22/11/2006
- 09/402/HOT – Erection of single storey building at rear of garden. – Planning Permission APPROVED 06/04/2009
- 22/0057/PS192 – Construction of hip to gable loft extension, new loft dormers, new rooflights and new chimneys. – In progress

Amendments:

None.

Public and other representations:

Neighbour consultation

None received.

Internal consultation

- Urban Design – No objection, recommend approval

Internal consultee comments are incorporated into the main body of the officer assessment below.

Main Development Plan policies:

London Plan (2021)

- Policy D12 Fire Safety

Local Plan (2018):

- Policy LP1 Local Character and Design Quality
- Policy LP4 Non-Designated Heritage Assets
- Policy LP8 Amenity and Living Conditions
- Policy LP16 Trees, Woodland and Landscape

Supplementary Planning Documents (SPDs) / Guidance (SPGs):

- Buildings of Townscape Merit (May 2015)
- Design Quality SPD (February 2006)
- Hampton Wick and Teddington Village Planning Guidance SPD (June 2017)
- House Extensions and External Alterations SPD (May 2015)

Professional comments:

The main planning issues to be considered are:

- Character, design and impact on BTM
- Neighbouring amenities
- Trees
- Fire safety.

Character, Design and Appearance

Para. 203 of the NPPF (2021) states that the effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application.

Local Plan Policy LP1 relates to local character and design quality. Part A states that new development must be of a high architectural and urban design quality based on sustainable design principles.

Local Plan Policy LP4 relates to non-designated heritage assets. This states that the Council will seek to preserve, and where possible, enhance the significance, character and setting of non-designated heritage assets, including BTMs. Further guidance is provided in the Council's SPD on BTMs.

Advice set out in the Council's SPDs on Design Quality, House Extensions and External Alterations and Village Planning Guidance for the area are also pertinent.

No. 149 Fairfax Road is a large detached Victorian dwelling characterised by a red brick façade and sash windows with white plaster arches and a prominent gable end and decorative porch. The property was designated a BTM in 1973. Since then, a number of alterations to the house have been undertaken including revisions to the first floor layout, a ground-floor rear extension, introduction of windows to the rear, the removal of the chimneys and replacing the roof slates with interlocking concrete tiles.

The application proposes replacing the non-original concrete interlocking tiles with natural slate, which would restore the roof to its original appearance. The Council's Urban Design Officer has been consulted on the application and lauds the good attention to detail. No objection is raised.

Two roof dormers are proposed at the front which would be of a modest scale and have been designed with a sympathetic pitched roof with window design which references that of the main windows on the front of the house. Whilst the Council's House Extensions and External Alterations SPD generally does not encourage roof extensions to the front of the property, in this case their modest scale and sympathetic design is not considered to cause harm to the character

and appearance of the main roof and would not appear conspicuous on the streetscene, thus retaining the visual amenities of the area. The Council's Urban Design Officer raises no objection.

Subject to a condition securing final details of materials to be used, the application is considered to be acceptable and would protect the architectural significance of the BTM and the visual amenities of the locality.

Neighbour amenities

Local Plan Policy LP8 seeks to protect the amenities of neighbouring occupiers. Further guidance is provided in the Council's House Extensions and External Alterations SPD.

No objections are raised regarding the replacing tiling of the roof. With regards the front roof dormers, No. 149 is separated from adjacent dwellings via the highway and in any case collective overlooking of properties occurs already by virtue of the existing of upper-floor front-facing windows in the vicinity. No objections are raised.

Trees

Local Plan Policy LP16 seeks the protection of trees. There are three trees subject to a TPO in the front garden. Given that the proposals relate to the roof of the property, the protected trees would not be directly affected by the development. However, it is considered prudent to attach a condition ensuring protective fencing would be erected to safeguard trees during construction.

Fire safety

London Plan Policy D12 Part A requires all development to achieve the highest standards of fire safety. The applicant has submitted what is titled to be a Reasonable Exceptional Statement though its contents read as a Fire Safety Strategy and for the purposes of this assessment the report has been treated as such. This prepared by the scheme's architect, which addresses the criteria set out in Policy D12 Part A. The submitted information is considered to be proportionate and acceptable for an application of this nature. The applicant is advised that alterations to existing buildings should comply with the Building Regulations and that this permission is not a consent under the Building Regulations, for which a separate application should be made.

Recommendation: APPROVE subject to conditions and informatives