

Application reference: 21/4375/HOT FULWELL, HAMPTON HILL WARD

| Date application received | Date made valid | Target report date | 8 Week date |
|---------------------------|-----------------|--------------------|-------------|
| 21.12.2021 | 23.12.2021 | 17.02.2022 | 17.02.2022 |

Site:

12 Gloucester Road, Teddington, TW11 0NU,

Proposal:

Single storey rear extension.

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

APPLICANT NAME

Mr & Mrs Cowley
12, Gloucester Road
Teddington
TW11 0NU

AGENT NAME

Sam Kamleh
The Powder Rooms
69-71 Broad Street
Teddington
TW11 8QZ
United Kingdom

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

Consultations:

Internal/External:
Consultee

Expiry Date

Neighbours:

2 Connaught Road, Teddington, TW11 0PS, - 23.12.2021
14 Gloucester Road, Teddington, TW11 0NU, - 23.12.2021
10 Gloucester Road, Teddington, TW11 0NU, - 23.12.2021

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

Status: GTD Application:03/2052
Date:22/07/2003 Erection Of Single Storey Rear Extension

Development Management

Status: PDE Application:21/4374/PS192
Date: Proposed change to existing roof dormer and addition of dormer over outrigger.

Development Management

Status: PCO Application:21/4375/HOT
Date: Single storey rear extension.

Building Control

Deposit Date: 08.08.2003

Single storey side extension and flat roof with glazed lantern light.

Reference: 03/1563/BN

Building Control

Deposit Date: 24.11.2003

FENSA Notification of Replacement Glazing comprising 1 Windows and 0 Doors. Installed by The Window Clinic. FENSA Member No 11903. Installation ID 1233048. Invoice No 1080/03

Reference: 03/6892/FENSA

Building Control

Deposit Date: 15.05.2004

FENSA Notification of Replacement Glazing comprising 1 Windows and 0 Doors. Installed by The Window Clinic. FENSA Member No 11903. Installation ID 1693429. Invoice No 1182/04

Reference: 04/6050/FENSA

Building Control

Deposit Date: 26.11.2015

Install one or more new circuits New full electrical installation (new build)

Reference: 15/NIC02793/NICEIC

Building Control

Deposit Date: 27.04.2016

Installed a Gas Cooker

Reference: 16/FEN01084/GASAFE

Building Control

Deposit Date: 17.10.2018

Install a gas-fired boiler

Reference: 18/FEN03343/GASAFE

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| Proposal | Constructing a single storey rear extension (formed by a side element and a rear element that would replace the existing added side element and original rear element respectively), that would present solar shading. The proposal follows the submission of the pre-application reference 21/P0381/PREAPP. |
| Site description / key designations | The subject site consists of a two-storey, mid-terrace dwellinghouse, on the west side of Gloucester Road in Teddington Village, Fulwell and Hampton Hill Ward. The application site is situated in a Critical Drainage Area. |
| Relevant Planning History | 03/2052/PS192 - Erection Of Single Storey Rear Extension - Granted 22/07/2003. 21/4374/PS192 - Proposed change to existing roof dormer and addition of dormer over outrigger - Granted 14/02/2022. |
| Policies | The proposal has been considered having regard to the policies within the London Plan and the Council's Local Plan, in particular: London Plan (2021): <ul style="list-style-type: none"> • D12 Fire Safety Local Plan (2018): <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 Supplementary Planning Documents / Guidance: <ul style="list-style-type: none"> • House Extensions and External Alterations SPD (2015) • Hampton Wick & Teddington Village Planning Guidance SPD (2017) |
| Consultee/s | N/A. |
| Material representation/s | No. 10 Gloucester Road underlines that solar shading could cause loss of light/overshadowing. |
| Amendment/s | N/A. |
| Professional comments | The proposal has been assessed in relation to the following issues: <ul style="list-style-type: none"> • Design and Visual Amenity • Neighbour Amenity • Flooding • Fire Safety Design and Visual Amenity 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. 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 |

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| | <p>building. The original appearance should always be the reference point when considering any changes.</p> <p>The SPD (2015) states that an extension 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.</p> <p>The proposal seeks to construct a single storey rear extension, replacing the existing structures (the side element of the scheme is largely a replacement of the existing side structure of the issued certificate reference 03/2052/PS192). The neighbouring properties have been extended at ground floor levels and therefore the proposal would appear in keeping with the acquired area's character and appearance.</p> <p>Details of solar shading have been provided along with its proposed materials. The Design and Access Statement underlines that <i>"it will be a light-weight structure, made of a steel frame and horizontal wooden louvers"</i>. Given this and its very nature, this is acceptable in principle. It would be an open structure, a light touch element, that would be added to the proposed solid part of the scheme. This would neither add nor detract from the original appearance of the host dwelling.</p> <p>As such, the proposed single storey rear extension and associated solar shading are considered acceptable in Design and Visual Amenity, therefore, they are 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>The House Extensions and External Alterations SPD (2015) advises that extensions that create <i>"an unacceptable sense of enclosure or appear overbearing when seen from neighbouring gardens or rooms will not be permitted"</i>.</p> <p>In regard to the scale of the proposed rear extension, the SPD on House Extensions and External Alterations (2015) states that in the case of a terraced dwelling, extensions should not exceed 3 metres in depth in order to mitigate detriment to neighbour amenity in terms of overbearing, visual obtrusion and loss of light. However, it states that the final test of acceptability will be based on the circumstances of the subject site itself.</p> |
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| | <p>The properties likely to be affected by the proposal would be Nos. 14 and 10 Gloucester Road.</p> <p>Given the existing rear extension at no.14 and the fact that the proposal would slightly project beyond such addition, it is considered that this neighbour would not experience significant loss of residential amenities.</p> <p>Turning to No. 10, as stated above, the side element would replace the side structure of the issued certificate reference 03/2052/PS192 and would appear to be aligned with the side extension of this neighbour. The rear element of the proposed single storey rear extension would present a projection of approx. 4 metres and would be recessed from the shared boundary with No. 10 by approx. 1.29 metres at its narrowest point. This would offset the impact of the rear structure allowing it to be in line with the 3 metres prescribed by the SPD (2015).</p> <p>Solar shading would be an open structure that would be unlikely to cause overbearing issues.</p> <p>The submitted Daylight Study would show that No.10 would not experience significant loss of light/overshadowing as a result of proposed solar shading.</p> <p>As the proposal would not adversely impact the neighbouring properties in terms of loss of light, overbearing and overlooking, such proposal 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 proposal would appear to be set no lower than the existing floor level and consequently such proposal would not increase flood risk. This is in line with Policy LP 21 of the Local Plan (2018).</p> <p>Fire Safety</p> <p>The Planning Fire Safety Strategy received is considered sufficient to satisfy Policy D12 of the London Plan (2021), therefore, a compliance condition is attached.</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> |
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| Recommendation | It is recommended that the application reference 21/4375/HOT be granted approval subject to conditions. |
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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: 26/01/2022

I agree the recommendation: CTA

Team Leader/Head of Development Management/Principal Planner

Dated:17/02/2022.....

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:

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| 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
