



Appeal Decision

Site visit made on 27 September 2022

by Sian Griffiths BSc(Hons) DipTP MScRealEst MRTPI MRICS

an Inspector appointed by the Secretary of State

Decision date: 31st October 2022

Appeal Ref: APP/L5810/W/22/3297246

85 Connaught Road Teddington TW11 0QQ

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant planning permission.
 - The appeal is made by Mr Daragh Dolan against the decision of Richmond Upon Thames London Borough Council.
 - The application Ref 21/2729/FUL, dated 30 July 2021, was refused by notice dated 20 October 2021.
 - The development proposed is renovation, rear single storey extension, new gable roof extension and rear basement to existing building to form six apartments.
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Decision

1. The appeal is allowed and planning permission is granted for renovation, rear single storey extension, new gable roof extension and rear basement to existing building to form six apartments at 85 Connaught Road, Teddington TW11 0QQ in accordance with the terms of the application, Ref 21/2729/FUL, dated 30 July 2021 and the plans submitted with it, subject to the conditions set out in the Appendix.

Reasons

2. The main issue is the effect of the appeal proposals on the character and appearance of the area.
3. Connaught Road is a wide, residential tree-lined street with a mixture of terraced, semi-detached and detached two and two and a half storey houses and apartment blocks with small front gardens. At the site visit, I noticed a number of dwellings of varied styles within the street had been subject to extensions and alterations, including a significant number of loft conversions with box dormers. This gives the area a higher density character.
4. No 85 is an attractive, brick-built, detached Victorian dwelling that has been converted to two apartments over four floors, accessed by the communal front door which opens on to Connaught Road. The property has an existing two-storey outrigger to the rear giving the building an L shape. At the site visit I was able to see the glimpsed views of the rear of the appeal property from Alpha Road. The appeal site is served by a large rear garden.
5. Policy LP1 (Local Character and Design Quality) of the London Borough of Richmond upon Thames Local Plan (2018) (LP) seeks development that is of a high architectural and design quality, at LP1 (4) it states that development proposals should respect '*space between buildings, relationship of heights to*

widths and relationship to the public realm, heritage assets and natural features’.

6. Policy LP2 (Building Heights) of the LP seeks development that respects and strengthens the setting of *‘valued townscapes and landscapes’* within the borough. This includes the need for development to reflect the established building heights, where development proposals which exceed such heights would need to be of high architectural quality, deliver public realm benefits and have a wholly positive impact on local character and quality.
7. I have considered the previous attempts to secure permission for an extension to the existing building and note that under planning application reference 19/1759/FUL the upward extension of the building was approved for *‘Single-storey rear extension, roof extensions and alterations to front and rear, extension to second floor of rear addition, elevation/fenestration alterations and new boundary treatment to allow for the change of use from 2 to 5 flats.’*
8. The appeal proposals would not add an additional floor but would result in an amended design for the second-floor pitched roof (which benefits from planning permission as part of the scheme described above). I note that the main building ridge height would therefore be maintained, with the addition of a new gabled front extension sitting behind the existing bay window together with new front and rear dormers. Whilst this would clearly result in changes to the rear and front elevations, the design is well considered and would not, in my view, harm the prevailing character of the street. Indeed, the combination of the new dormer window coupled with the roof extension to the front elevation would complement the street scene.
9. The proposals would clearly result in more building ‘mass’ being added to the property. However, when considered against the ‘fallback’ position of the approved extension (19/1759/FUL) the proposed new roofline would not have a greater impact on the character and appearance of the area. I do not agree that the introduction of a mansard roof would not be significantly visible from the street. The view of the rear of the property from Alpha Road is broken by mature trees and high walls, and I remain unconvinced that the overall impact of the development to the rear would be significant.
10. I therefore do not find that the appeal proposals would offend policies LP1 and LP2 of the LP.

Conditions

11. I have applied conditions relating to timescales for implementation (1), together with a condition setting out the approved plans (2) in the interests of proper planning and certainty.
12. Conditions 3, 4, 7, 8 and 14 have been applied in the interests of preserving the character and appearance of the host property and wider area.
13. Conditions 6, 12 and 16 has been applied in the interests of preserving the living conditions of existing occupiers. Conditions 5 and 9 have been applied exceptionally as pre-commencement conditions with details required to provide certainty in the interests of highway safety, sustainability and living conditions.
14. Condition 10 has been applied in the interests of reducing water usage in accordance with the policies of the council and condition 11 has been applied in

order to preserve character and appearance as well as improve the environment.

15. Condition 13 has been applied to ensure that the development incorporates the necessary fire safety measures in accordance with the Mayor's London Plan Policy D12. Condition 15 has been applied in the interests of achieving sustainable development.

Conclusions

16. For the reasons given, and having regard to all other matters raised, the appeal is allowed, subject to the conditions set out above.

Sian Griffiths

INSPECTOR

Appendix: Planning Conditions

- 1) The development hereby permitted shall begin not later than 3 years from the date of this decision.
- 2) The development hereby permitted shall be carried out in accordance with the following approved plans: Fire Safety Strategy; BREEAM Pre-Assessment Report; Energy and Sustainability Statement; Transport Statement; Viability Assessment; Residential Standards Statement; Water Calculator; Sustainability Checklist; Design and Access Statement; Basement Impact Assessment; Drawings: 1910-PL-200; 1910-PL-209; 1910-PL-210; 1910-PL-211; 1910-PL-212; 1910-PL-213; 1910-PL-240; 1910-PL-241; 1910-PL-250; 1910-PL-251; 1910-PL-252; 1910-PL-253; 1910-PL-254; 1910-PL-260; 1910-PL.05-300; 1910-PL.05-302; 1910-PL.05-500; 1910-PL.05-301; 1910-PL.05-501; 1910-PL.05-304 A; 1910-PL.05-303 Rev A; 1910-PL.05-310 Rev A; 1910-PL.05-400 Rev A; 1910-PL.05-401 Rev A; 1910-PL.05-503; 1910-PL.05-502; 1910-PL.05-520.
- 3) No new brickwork including works of making good shall be carried out other than in materials, bonding and pointing to match the existing facing work.
- 4) The external surfaces of the building(s) (including fenestration) and all areas of hard surfacing, where applicable, shall not be constructed other than in materials to match the existing and in accordance with details/samples of which shall be submitted to and approved in writing by the Local Planning Authority.
- 5) No development shall take place, including any works of demolition, until a Construction Management Statement (to include any demolition works) has been submitted to and approved in writing by the Local Planning Authority. The approved plan shall be adhered to throughout the construction period. The Statement shall provide for:
 1. The size, number, routing and manoeuvring tracking of construction vehicles to and from the site, and holding areas for these on/off site;
 2. Site layout plan showing manoeuvring tracks for vehicles accessing the site to allow these to turn and exit in forward gear;
 3. Details and location of parking for site operatives and visitor vehicles (including measures taken to ensure satisfactory access and movement for existing occupiers of neighbouring properties during construction);
 4. Details and location where plant and materials will be loaded and unloaded;
 5. Details and location where plant and materials used in constructing the development will be stored, and the location of skips on the highway if required;
 6. Details of any necessary suspension of pavement, roadspace, bus stops and/or parking bays;

7. Details where security hoardings (including decorative displays and facilities for public viewing) will be installed, and the maintenance of such;
 8. Details of any wheel washing facilities;
 9. Details of a scheme for recycling/disposing of waste resulting from demolition and construction works (including excavation, location and emptying of skips); Official
 10. Details of measures that will be applied to control the emission of noise, vibration and dust including working hours. This should follow Best Practice detailed within BS5288:2009 Code of Practice for Noise and Vibration Control on Construction and Open Sites;
 11. Details of any highway licenses and traffic orders that may be required (such as for licences for any structures / materials on the highway or pavement; or suspensions to allow the routing of construction vehicles to the site);
 12. Details of the phasing programming and timing of works;
 13. Where applicable, the Construction Management Statement should be written in conjunction with the Arboricultural Method Statement, and in accordance with British Standard BS5837:2012 'Trees in relation to design, demolition and construction - recommendations', in particular section 5.5, 6.1, 6.2, 6.3 and 7;
 14. A construction programme including a 24 hour emergency contact number; See also TfL guidance on Construction Logistics Plans.
 15. Where applicable, the Construction Management Statement should be written in conjunction with the Arboricultural Method Statement, and in accordance with British Standard BS5837:2012 'Trees in relation to design, demolition and construction - recommendations', in particular section 5.5, 6.1, 6.2, 6.3 and 7;
 16. A construction programme including a 24 hour emergency contact number;
 17. See also TfL guidance on Construction Logistics Plans.
- 6) The roof of the building shall not be used for any purpose other than as a means of escape in emergency or for maintenance of the building.
 - 7) None of the buildings hereby approved shall be occupied until a dustbin enclosure has been provided in accordance with detailed drawings to be submitted to and approved in writing by the Local Planning Authority, such drawings to show the siting and design thereof.
 - 8) No refuse or waste material of any description shall be left or stored anywhere on the site other than within a building or refuse enclosure.
 - 9) Before the development hereby permitted begins a scheme shall be agreed in writing with the local planning authority and be put in place to ensure that, with the exception of disabled persons, no resident/commercial occupier of the development shall obtain a resident/commercial parking permit within any controlled parking zone which may be in force in the area at any time within the next 5 years, nor a season ticket/enter into a contract to park in any car park controlled by

the Council. Energy Reduction The dwelling(s) hereby approved shall achieve a 35% reduction in Carbon dioxide emissions beyond Building Regulations requirements (2013).

- 10) Water Consumption The dwelling(s) hereby approved shall not be occupied other than in accordance with the water consumption targets of 105 litres or less per person per day, and 5 litres or less per head per day for external water use.
- 11) (A) No part of the development shall be occupied until full details of both hard and soft landscaping works have been submitted to and approved in writing by the local planning authority. These details shall include proposed finished levels or contours; means of enclosure; car parking layouts; other vehicle and pedestrian access and circulation areas; hard surfacing materials; minor artifacts and structures (e.g. furniture, play equipment, refuse or other storage units, signs, lighting etc.); proposed and existing utility services above and below ground (e.g. drainage, power, communications cables, pipelines etc, indicating lines, manholes, supports etc.); retained historic landscape features and proposals for restoration, where relevant; a program or timetable of the proposed works.
(B) Soft landscape works shall include planting plans; written specifications (including cultivation and other operations associated with plant and grass establishment); detailing the quantity, density, size, species, position and the proposed time or programme of planting of all shrubs, hedges, grasses etc., together with an indication of how they integrate with the proposal in the long term with regard to their mature size and anticipated routine maintenance. All tree, shrub and hedge planting included within that specification shall be carried out in accordance with BS 3936:1986 (Parts 1, 1992, Nursery Stock, Specification for trees and shrubs, and 4, 1984, Specification for forest trees); BS 4043: 1989, Transplanting root-balled trees; and BS 4428:1989, Code of practice for general landscape operations (excluding hard surfaces). (C) All hard and soft landscape works shall be carried out in accordance with the approved details and in any event prior to the occupation of any part of the development.
- 12) The proposed second floor windows in the east elevation of the building hereby approved shall at no time be openable or glazed, otherwise than in obscured glass, below a minimum height of 1.7 metres (5'7") above the relevant floor level.
- 13) The development must be carried out in accordance with the provisions of the Fire Safety Strategy received 25 October 2021, and retained as such thereafter.
- 14) The black painting iron railings on the front boundary wall and zinc cladding to single storey side/rear extension shall not be constructed otherwise than in accordance with details to be submitted to and approved in writing by the Local Planning Authority, such details to specify the design and external finishes thereof.
- 15) The dwellings hereby approved shall achieve BREEAM Domestic Refurbishment Rating Excellent in accordance with the terms of the application & the requirements of the BREEAM Guide (or such national measure of sustainability for house design that replaces that scheme).

- 16) During onsite construction of any phase of development, all non-road transportable industrial equipment or vehicles which are fitted with an internal diesel powered compression ignition engine between 37 and 560KW and not intended for transporting goods or passengers on roads are required to meet Stage IIIB of EU Directive 97/68/E and be NRMM registered. Such vehicles must be run on ultra low sulphur diesel (also known as ULSD 'cleaner diesel' or 'green diesel'). "Ultra low sulphur diesel" means fuel meeting the specification within BS EN 590. Where these standards are succeeded, they should be applied when reasonable. Exemptions to these standards may be granted for specialist equipment or for equipment with Official alternative emission reduction equipment or run on alternative fuels. Such exemptions shall be applied for in writing to the local planning authority in advance of the use of such vehicles, detailing the reasons for the exemption being sought and clearly identifying the subject vehicles. Exemptions that are granted will be in writing and such vehicles must not be used until written exemption has been issued by the local planning authority. No vehicles or plant to which the above emission standards apply shall be on site, at any time, whether in use or not, unless it complies with the above standards, without the prior written consent of the local planning authority.