

Application reference: 22/3543/PDE TEDDINGTON WARD

Date application received	Date made valid	Target report date	8 Week date
28.11.2022	28.11.2022	09.01.2023	09.01.2023

Site:

18 Twickenham Road, Teddington, TW11 8AG,

Proposal:

Single Storey Rear Extension (8.00m depth, 3.00m eaves height, 3.50m overall height).

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

APPLICANT NAME

Mr & Mrs Mike & Caroline Curran
243 Stanley Road
Twickenham
TW2 5NL

AGENT NAME

Andrew Breathwick
129 Kew Road
Richmond
TW9 2PN
United Kingdom

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

Consultations:

Internal/External:

Consultee

Expiry Date

Neighbours:

53 Rivermead Close, Teddington, TW11 9NL -
16 Twickenham Road, Teddington, TW11 8AG, - 29.11.2022
13 Manor Road, Teddington, TW11 8BH, - 29.11.2022
11A Manor Road, Teddington, TW11 8BH, - 29.11.2022
15 Manor Road, Teddington, TW11 8BH, - 29.11.2022
13A Manor Road, Teddington, TW11 8BH, - 29.11.2022
20 Twickenham Road, Teddington, TW11 8AG, - 29.11.2022

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

Development Management

Status: GTD

Date: 23/08/1956

Application: 47/7400

Conversion of existing house into three units of living accommodation and erection of three garages.

Development Management

Status: GTD

Date: 27/03/1957

Application: 47/7889

Erection of six lock-up garages.

Development Management

Status: REF

Date: 01/02/2022

Application: 21/3415/FUL

Reversion of existing building to 1 No. single family dwelling from

3Nos. self-contained flats

Development Management

Status: WDN
Date:30/09/2022

Application:22/1048/FUL
Reversion of existing building to 1No. single family dwelling from
3Nos. self-contained flats.

Development Management

Status: GTD
Date:09/11/2022

Application:22/2998/PS192
Loft Conversion including creating a hip to gable and a rear dormer
roof extension and removal of part of a chimney

Development Management

Status: PCO
Date:

Application:22/3543/PDE
Single Storey Rear Extension (8.00m depth, 3.00m eaves height,
3.50m overall height).

Appeal

Validation Date: 17.05.2022

Reversion of existing building to 1No. single family dwelling from
3Nos. self-contained flats

Reference: 22/0064/AP/REF

Appeal Allowed

Building Control

Deposit Date: 09.09.2022

Conversion of premises comprising 3 self-contained flats to be
reverted into a single family dwelling (shell only) comprising works to
extend accommodation to the loft and refurbishment of existing lower
ground space

Reference: 22/1613/BN

Site Description

The application site is located to the north-eastern side of Twickenham Road, and is occupied by a detached two storey building. 18 Twickenham Road was originally built as a single family dwelling, and was been subsequently converted into three flats in around the 1950s. The frontage is formed of red brick with white surrounds to the porch, windows and gable. The building is not listed or located in a Conservation Area, however it forms a Building of Townscape Merit (BTM). A prominent street tree is located to the front of the site, while the rear contains a moderate sized garden with numerous trees toward the rear.

The application site is situated within Teddington Village and has the following designations:

- Building of Townscape Merit
- Critical Drainage Area
- Floodzones 2 and 3a
- Archaeological Priority Area
- Hampton Wick & Teddington Village Planning Guidance SPD

Site History

The relevant history is as follows:

22/2998/PS192 - Loft Conversion including creating a hip to gable and a rear dormer roof extension and removal of part of a chimney - Approved 09/11/2022.

The Officer Report highlights that *“correspondence with the applicants and a site visit by the Council’s Building Control Officer has confirmed that the internal works to the property have now been undertaken to allow for the reversion to one single dwelling, served by one kitchen and one bathroom, following planning approval 21/3415/FUL”*.

22/1048/FUL - Reversion of existing building to 1No. single family dwelling from 3Nos. self-contained flats - Withdrawn.

21/3415/FUL – Reversion of existing building to 1No. single family dwelling from 3Nos. self-contained flats - Refused but overturned and allowed on appeal 22/09/2022.

47/7400 - Conversion of existing house into three units of living accommodation and erection of three garages - Approved 23/08/1956.

47/7889 - Erection of six lock-up garages - Approved 27/03/1957.

Proposal

Householders are able to build larger single storey rear extensions under permitted development, subject to limitations, conditions and land designations. However, these new larger extensions must go through a prior notification process.

This proposal is seeking prior approval for the erection of a single storey rear extension 6 metres in depth, 3.5 metres in height and 3 metres in height to eaves and a single storey rear/side extension 8 metres in depth, 3 metres in height and 3 metres in height to eaves.

Public representation

6 neighbouring properties were consulted as part of this application. 1 letter of support was received by the Council in the statutory consultation period.

No. 53 Rivermead Close, Teddington, TW11 9NL supports the proposal.

Professional comment:

The applicant in accordance with A.4 (2) has supplied the Local Planning Authority with a written description of the proposed development which states:

- (i) The enlarged part of the dwellinghouse would extend beyond the rear wall of the original dwelling house by up to 8 metres;
- (ii) The maximum height of the enlarged part of the dwellinghouse would be 3.5 metres; and
- (iii) The height of the eaves of the enlarged part of the dwelling house would be 3 metres.

Proposed and existing floor plans and elevations, and site location plan were submitted to support the application and the applicant's agent has also included the address of any adjoining premises; the developer's contact address; and the developer's email address in accordance with the requirements of The Town and Country Planning (General Permitted Development) Order 2015 (as amended).

Class A

The scheme (single storey rear extension) is considered to be permitted development under Class A 'The enlargement, improvement or other alteration of a dwelling house' for the following reasons:

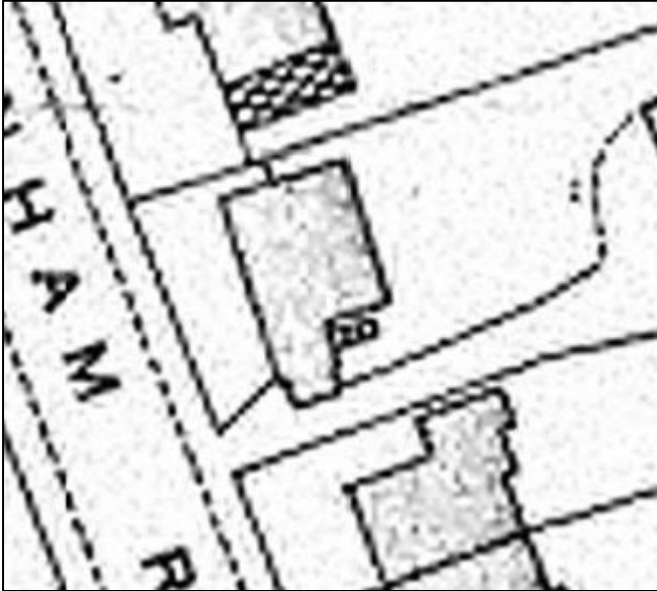
A.1

- a) Permission to use the dwellinghouse as a dwellinghouse has not been granted by Class M, N, P or Q of Part 3 of this schedule.
- b) The works **would not** result in over 50% of ground being covered by buildings.
- c) The height of the part of the dwelling house to be enlarged **would not** exceed the height of the highest part of the roof of the existing dwellinghouse.
- d) The height of the eaves of the extension **would not** exceed the height of the eaves of the existing dwellinghouse.
- e) The extension **would not** extend beyond a wall which -
 - i. forms the principal elevation of the original dwellinghouse; or
 - ii. fronts a highway and forms either the side elevation of the original dwellinghouse.
- f) Paragraph (f) is not applicable to this proposal as it is covered by paragraph (g).
- g) The enlarged part of the dwellinghouse would have a single storey and –

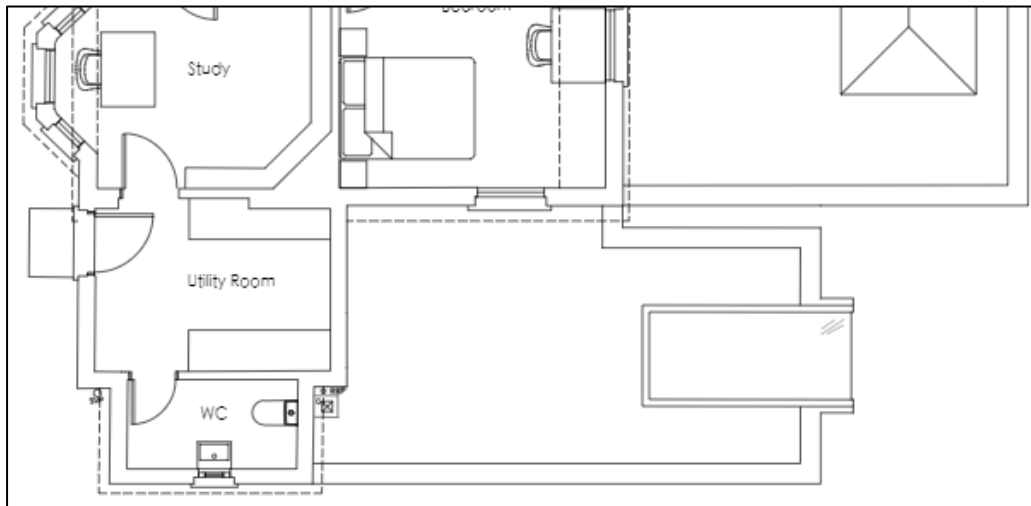
- i. **would not** extend beyond the rear wall of the original dwellinghouse by more than 8 metres in the case of a detached dwellinghouse, and
- ii. **would not** exceed 4 metres in height.

Permitted development rights for householders - Technical Guidance (2019) states that:

“Original” - means a building as it existed on 1 July 1948 where it was built before that date, and as it was built if built after that date.



StatMap: Richmond_Post_WW2



Proposed Ground Floor Plan

The side wing, to which the rear/side extension would be joined, would appear to follow under the definition of *Original*.

- h) The extension **would not** have more than one storey.
- i) The extension would be within 2 metres of the boundary however the eaves height **would not** exceed 3 metres in height.

Permitted development rights for householders - Technical Guidance (2019) states that:

“*Height*” - references to height (for example, the heights of the eaves on a house extension) is the height measured from ground level. (Note, ground level is the surface of the ground immediately adjacent to the building in question, and would not include any addition laid on top of the ground such as decking. Where ground level is not uniform (for example if the ground is sloping), then the ground level is the highest part of the surface of the ground next to the building).

- j) The enlarged part of the dwellinghouse (the rear/side extension) **would** extend beyond a wall forming a side elevation of the original dwellinghouse, and-
 - (i) **would not** exceed 4 metres in height,
 - (ii) **would not** have more than a single storey,
 - or
 - (iii) **would not** have a width greater than half the width of the original dwellinghouse.
- ja) The total enlargement (being the enlarged part together with any existing enlargement of the original dwellinghouse to which it will be joined) **would not** exceed the limits set out in sub-paragraphs (e) to (j).
- k) The extension **would not** consist of or include:
 - i. the construction or provision of a verandah, balcony or raised platform,
 - ii. the installation, alteration or replacement microwave antenna,
 - iii. the installation, alteration or replacement of a chimney, flue or soil and vent pipe, and
 - iv. the alteration to any part of the roof of the dwellinghouse.

A.2

The dwellinghouse is not located on article 2(3) land and therefore A.2 is not applicable.

Conditions

A.3

Development is permitted by Class A subject to the following conditions—

- a) the materials used in any exterior work (other than materials used in the construction of a conservatory) shall be of a similar appearance to those used in the construction of the exterior of the existing dwellinghouse;

Compliant.

- b) any upper-floor window located in a wall or roof slope forming a side elevation of the dwellinghouse shall be—
 - a. obscure-glazed, and
 - b. 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;
- c) where the enlarged part of the dwellinghouse has more than one storey, the roof pitch of the enlarged part shall, so far as practicable, be the same as the roof pitch of the original dwellinghouse.

Not Applicable.

A.4

- 1) The following conditions apply to development permitted by Class A which exceeds the limits in paragraph A.1(f) but is allowed by paragraph A.1(g).
- 2) Before beginning development, the applicant has submitted the following:
 - a. The applicant has supplied the Council with a written description of the proposed development which states:
 - i. The enlarged part of the dwellinghouse will extend beyond the rear wall of the original dwellinghouse by approximately 8 metres,
 - ii. The maximum height of the enlarged part of the dwellinghouse will be approximately 3.5 metres,
 - iii. The height of the eaves will be approximately 3 metres from ground level, and
 - iv. The single storey rear extension will not be joined to an existing extension.
 - b. a plan has been submitted indicating the site and the proposed development and any existing enlargement of the original dwellinghouse to which the enlarged part will be joined,
 - c. the addresses of adjoining premises,
 - d. the developers contact address, and
 - e. the developers email address.
- 3) The developer has provided sufficient documents and it complies with the relevant legislation.
- 4) The documents submitted are correct and the works have not been carried out.
- 5) The local planning authority has notified owners and occupiers of adjoining premises about the proposed development.
- 6) The local planning authority has sent a copy of the notice to the developer.
- 7) Where any owner or occupier of any adjoining premises objects to the proposed development, the prior approval of the local planning authority is required as to the impact of the proposed development on the amenity of any adjoining premises – **N/A**
- 8) The local planning authority may require the developer to submit such further information regarding the proposed development as the authority may reasonably require in order to determine the application – **N/A**
- 9) The local planning authority must, when considering the impact referred to in subparagraph (7)—
 - a. take into account any representations made as a result of the notice given under subparagraph (5); and – **N/A**
 - b. (b) consider the amenity of all adjoining premises, not just adjoining premises which are the subject of representations – **N/A**
- 10) The development must not begin before the occurrence of one of the following—
 - (a) the receipt by the developer from the local planning authority of a written notice that their prior approval is not required;

- (b) the receipt by the developer from the local planning authority of a written notice giving their prior approval; or
- (c) the expiry of 42 days following the date on which the information referred to in sub-paragraph (2) was received by the local planning authority without the local planning authority notifying the developer as to whether prior approval is given or refused.

- 11) The development must be carried out—
 - a. where prior approval is required, in accordance with the details approved by the local planning authority, and
 - b. where prior approval is not required, or where sub-paragraph (10)(c) applies, in accordance with the information provided under sub-paragraph (2), unless the local planning authority and the developer agree otherwise in writing.
- 12) The local planning authority may grant prior approval unconditionally or subject to conditions reasonably related to the impact of the proposed development on the amenity of any adjoining premises.

In view of the above it is considered that the proposed development would comply with Class A of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).

Recommendation - The proposal falls **within** Schedule 2, Part 1, Class A of the Town and Country Planning (General Permitted Development) (England) Order 2015 No. 596 and as such prior approval is **NOT REQUIRED**.

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 YES NO
 (which are not on the file)

This application has representations on file YES NO

Case Officer (Initials): GAP Dated: 28/12/2022

I agree the recommendation:

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

Dated: ...DYF 03/01/2023.....

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
