

Application reference: 22/2868/HOT
TEDDINGTON WARD

Date application received	Date made valid	Target report date	8 Week date
23.09.2022	17.11.2022	12.01.2023	12.01.2023

Site:

18 Grove Gardens, Teddington, TW11 8AP

Proposal:

Converting existing garage to hall space and utility room, retain garage door, alterations to doors and windows to the side and rear elevations.

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

APPLICANT NAME

Mr David Beer
7 Fairway
Richmond Upon Thames
Raynes Park
SW20 9DN
United Kingdom

AGENT NAME

Mr David Beer
7 Fairway
Raynes Park
SW20 9DN
United Kingdom

DC Site Notice: printed on 17.11.2022 and posted on 25.11.2022 and due to expire on 16.12.2022

Consultations:

Internal/External:

Consultee

14D Urban D
LBRUT Transport

Expiry Date

01.12.2022
01.12.2022

Neighbours:

6 Grove Terrace, Teddington, TW11 8AU, - 17.11.2022
5 Grove Gardens, Teddington, TW11 8AR, - 17.11.2022
3 Grove Gardens, Teddington, TW11 8AR, - 17.11.2022
20 Grove Gardens, Teddington, TW11 8AP, - 17.11.2022
16 Grove Gardens, Teddington, TW11 8AP, - 17.11.2022

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

Development Management

Status: GTD Application:62/1291
Date:04/02/1963 Addition of bedroom over garage, extensions to dining room and kitchen.

Development Management

Status: GTD Application:70/0836
Date:26/06/1970 Erection of extension at first floor level to provide bedroom.

Development Management

Status: GTD Application:04/0271/TCA
Date:27/09/2004 T1 - Leyland Cypress (Cupressocyparis leylandii) - Cut down. T2 - Leyland Cypress (Cupressocyparis leylandii) - Cut down. T3 - Holly (Ilex aquifolium) - Cut down. T4 - Laurel (Laurus) - Cut down.

Development Management

Status: GTD Application:09/T0199/TCA
Date:20/05/2009 T1 - T2 - Leylandii - Fell and replace T3 - Holly - Fell

Development Management

Status: PCO Application:22/2868/HOT

Date: Converting existing garage to hall space and utility room, replacing garage door with a window, alterations to doors and windows to the side and rear elevations.

Building Control

Deposit Date: 06.09.2008 8 Windows 1 Door
Reference: 08/FEN01710/FENSA

Building Control

Deposit Date: 02.12.2008 Installed a Gas Fire
Reference: 08/COR02792/CORGI

Building Control

Deposit Date: 08.12.2008 2 Windows 1 Door
Reference: 08/FEN02419/FENSA

Building Control

Deposit Date: 13.11.2011 Installed a Gas Boiler
Reference: 11/FEN04018/GASAFE

Building Control

Deposit Date: 16.11.2020 Install a gas-fired boiler
Reference: 20/FEN03754/GASAFE

Building Control

Deposit Date: 17.10.2022 Internal ground floor alterations to include conversion of existing garage to habitable space with utility and cloakrooms. To existing two storey dwelling
Reference: 22/1819/IN

Application Number	22/2868/HOT
Address	18 Grove Gardens, Teddington. TW11 8AP.
Proposal	Converting existing garage to hall space and utility room, replacing garage door with a window, alterations to doors and windows to the side and rear elevations
Contact Officer	JPH – James Phillips
Target Determination Date	12/01/2023

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.

Before preparing this summary report the planning officer considered any relevant previous planning applications in relation to the development and considered any comments made by those interested in the application such as consultees with specialist knowledge and nearby residents.

By indicating that the development proposal complies with relevant Local Plan Policies, the planning officer has considered the information submitted with the application, any previous relevant applications, any comments received in connection with the application and any other case specific considerations which are material to the decision.

2. DESCRIPTION OF THE SITE AND ITS SURROUNDINGS

The property is two-storeys and is semi-detached.

The application site is situated in Teddington and forms part of The Grove Conservation Area (CA26).

The site is also designated as:

- Area Susceptible To Groundwater Flood
- Critical Drainage Area - Environment Agency (Teddington [Richmond] / Ref: Group8_006 /)
- Main Centre Buffer Zone (Teddington Town Centre Boundary Buffer Zone - A residential development or a mixed use scheme within this 400 metre buffer area identified within the Plan does not have to apply the Sequential Test (for Flood Risk) as set out in Local Plan policy LP21.)

3. DESCRIPTION OF THE PROPOSAL AND ANY RELEVANT PLANNING HISTORY

The proposal is to convert the garage replacing the garage door with a window, to fill in and add a door to the side elevation, to alter the rear fenestration and add rooflight to the single-storey rear extension.

The most relevant planning history is as follows:

Development Management

Status: GTD Application:62/1291
Date:04/02/1963 Addition of bedroom over garage, extensions to dining room and kitchen.

Development Management

Status: GTD Application:70/0836
Date:26/06/1970 Erection of extension at first floor level to provide bedroom.

4. CONSULTATIONS CARRIED OUT

The list of neighbours notified of this application are listed above.

No letters of representation were received.

5. MAIN POLICIES RELEVANT TO THE DECISION

NPPF (2021)

The key chapters applying to the site are:

- 4. Decision-making
- 12. Achieving well-designed places
- 14. Meeting the challenge of climate change, flooding and coastal change
- 16. Conserving and enhancing the historic environment

These policies can be found at:

https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/1005759/NPPF_July_2021.pdf

London Plan (2021)

The main policies applying to the site are:

- D4 Delivering good design
- D11 Safety, security and resilience to emergency
- D12 Fire Safety
- HC1 Heritage conservation and growth

These policies can be found at: <https://www.london.gov.uk/what-we-do/planning/london-plan>

Richmond Local Plan (2018)

The main planning considerations applying to the site and the associated Local Plan policies are:

Issue	Local Plan Policy	Compliance	
Local Character and Design Quality	LP1	Yes	
Impact on Designated Heritage Assets	LP3	Yes	
Impact on Amenity and Living Conditions	LP8	Yes	
Impact on Flood Risk and Sustainable Drainage	LP21	Yes	
Parking Standards and Servicing	LP45	Yes	

These policies can be found at

https://www.richmond.gov.uk/media/15935/adopted_local_plan_interim.pdf

Supplementary Planning Documents

- House Extension and External Alterations
- Transport
- Hampton Wick and Teddington Village Plan

These policies can be found

at: https://www.richmond.gov.uk/services/planning/planning_policy/local_plan/supplementary_planning_documents_and_guidance

Other Local Strategies or Publications

Other strategies or publications material to the proposal are:

The Grove Conservation Area Statement
The Grove Conservation Area Character Appraisal & Management Plan

Determining applications in a Conservation Area

In considering whether to grant planning permission with respect to any buildings or other land in a conservation area, Section 72 of the Planning (Listed buildings and Conservation Areas) Act 1990 requires that special attention shall be paid to the desirability of preserving or enhancing the character or appearance of the Conservation Area. In this context, "preserving", means doing no harm.

To give effect to that duty, decisions of the court have confirmed that for development proposed to be carried out in a conservation area, a decision-maker should accord "considerable importance and weight" to the desirability of preserving or enhancing the character or appearance of the conservation area, when weighing this factor in the balance with other material considerations which have not been given this special statutory status. This creates a strong presumption against granting planning permission where harm to the character or appearance of a conservation area is identified. The presumption can be rebutted by material considerations powerful enough to do so.

In applications where the decision-maker is satisfied that there will be no harm to the character or appearance of a conservation area, the statutory presumption against granting planning permission described above falls away. In such cases the development should be permitted or refused in accordance with the policies of the development plan and other material considerations.

6. EXPLANATION OF OFFICER RECOMMENDATION

The key issues for consideration are:

- i. Design and impact on heritage assets
- ii. Impact on neighbour amenity
- iii. Flood Risk
- iv. Fire Safety
- v. Transport and Parking

i. Design and impact on heritage assets

Paragraph 199 of the NPPF states "When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.

Policy LP1 of the Local Plan 2018 seeks to maintain and, where possible, enhance the high architectural and urban design quality which contributes to the character and heritage of the area. Proposals should demonstrate an understanding of the site and its context when considering the design including layout, siting and access and the compatibility of the works to the neighbouring uses.

Policy LP3 states that development should conserve and, where possible, take opportunities to make a positive contribution to, the historic environment of the borough, particularly in relation to designated heritage assets.

Section 5.5 of the Council's SPD relating to House Extensions and External Alterations states that windows are important features, that an inappropriate choice can easily spoil an otherwise satisfactory design and that new windows should maintain a consistent style and detail with those on the existing house.

The aspects of the application which affect the front of the property are of most relevance to The Grove Conservation Area. The proposal initially submitted included replacing the garage door at the front with a window. The Hampton Wick and Teddington Village Plan and the Conservation Area study identifies as an opportunity "preservation, enhancement and reinstatement of architectural quality and unity". Other garage doors have been replaced in the street, but this has had a detrimental impact on the appearance of the Conservation Area as the visual continuity of in the street is lost. Nos 16 and 20 have retained their garage doors and so to lose the garage doors at No.18 would disrupt the visual unity here and would harm the conservation area. This was reflected in the comments of the Urban Design Officer consulted on the application. Consequently, after advice, revised drawings showing the front door retained were submitted. It has also been confirmed that no changes to the front landscaping are proposed. As such, the proposals will ensure the character of the Conservation Area is preserved.

The application also involves alterations to the side and rear of the property. The alterations to the side are very minor and would not have a significant impact on the character of the house. The alterations to the rear include the addition of rooflights to the rear extension and changes to the fenestration. Again, after advice, revised drawings were received. The proposed French doors would be proportional to the fenestration on the rest of the house. The new kitchen window would match the profile and size of the one above. Facing the concrete lintel on the side extension with brick slips would also improve the overall appearance of the rear. As such the proposals would ensure the existing character of the house is maintained.

In view of the above, the proposal can be said to comply with the aims and objections of Paragraph 199 of the NPPF, policies LP1 and LP3 of the Local Plan, The Grove Conservation Area Statement and Study and the SPD on House Extensions and External Alterations.

ii. Impact on neighbour amenity

Policy LP8 states that development must protect the amenity and living conditions of existing, adjoining and neighbouring occupants. Design must allow for good daylight standards, avoid overlooking or noise disturbance, avoid visual intrusion, overbearing impacts or harm to the reasonable enjoyment of the uses of buildings and gardens. Harm may arise from various impacts such as noise, air pollution, odours or vibration.

The changes to the rear elevation would not involve any extension or new openings but would result in slightly more glazing at ground floor level. This is not considered to have a significant impact on neighbouring amenity.

The main concern in terms of impact on neighbour amenity are the proposals to the side elevation. These involve moving the location of the side door and widening the first-floor window to form two casements. Nos 16 and 18 share the side access which is a narrow passage between the houses. Given there is already a door on the side of No.18 moving its location is unlikely to have any impact in terms of access or overlooking. There are no windows on the side of No.16 and so the alterations to the side window at No.18 would not have an impact in terms of overlooking.

On balance, therefore, the proposals would not detract from the amenity and living conditions of neighbours and would comply with policy LP8 of the Local Plan.

iii. Flood Risk

Policy LP21 of the Local Plan 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.

The site is in a Critical Drainage Area and Area Susceptible to Ground Water Flooding. No Flood Risk Assessment has been provided. However, given the nature of the proposals which would not increase the footprint of the house, it is not considered that the application would unduly increase flood risk on the site.

iv. Fire Safety

Policy D12 Fire Safety of the London Plan Part A requires all development to demonstrate the highest levels of fire safety. All non-major applications require the submission of a Fire Safety Strategy, unless reasonable exemption has been demonstrated.

The applicant has submitted a Fire Safety Strategy which is considered to adequately address the relevant criteria of Policy D12.

v. Transport and Parking

Policy LP45 of the Local Plan outlines that development must demonstrate an appropriate level of off-street parking to avoid an unacceptable impact on on-street parking conditions and local traffic conditions. It is further stated that in areas with a low Public Transport Accessibility Level (PTAL) rating (1-4), it is particularly important that parking standards are met. Appendix 3 'Parking Standards' of the Local Plan. The Council's Transport SPD is also relevant.

The proposals would involve the conversion of the garage. Access would remain unchanged as would the parking provision at the front of the house which is enough for 1 car. The PTAL rating for the site is 1b which would require two parking spaces.

The existing garage does not meet modern standards for a parking space (a minimum of 2.4m x 4.8m). As such, it is of no value as a parking resource to alleviate parking stress in the area and the conversion of the garage would not have an unacceptable impact in terms of parking.

To achieve an additional parking space would require removal of planting to the front garden. However, this would be detrimental to the character of the conservation area. As such the requirement for two off-street parking spaces should be set aside in this case.

7. LOCAL FINANCE CONSIDERATIONS AND OTHER MATTERS

Section 70(2) of the Town and Country Planning Act 1990 (as amended) provides that a local planning authority must have regard to a local finance consideration as far as it is material. The weight to be attached to a local finance consideration remains a matter for the decision maker. The Mayor of London's CIL and Richmond CIL are therefore material considerations.

On initial assessment this development is not considered liable for the Mayoral or Richmond CIL however this is subject to confirmation by the CIL Administration Team.

8. RECOMMENDATION

This recommendation is made following careful consideration of all the issues raised through the application process. In making this recommendation consideration has been had to the statutory duties imposed by the Planning (Listed Buildings and Conservation Areas) Act 1990 and the requirements set out in Chapter 16 of the NPPF.

Paragraph 11 of the Framework explains how the presumption in favour of sustainable development applies. For the reasons set out above, this application falls to be determined in accordance with the test under section 38(6) of the 2004 Act, the proposal is in general conformity with the Development Plan overall and there are no material considerations of sufficient weight to justify refusal.

Grant planning permission with conditions

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): JPH

Dated: 23/12/2022

I agree the recommendation:

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

Dated:DYF 11/01/2023.....

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

U0146281 - Development begun within 3 years

U0146282 - Materials

U0146283 - Approved Drawings

INFORMATIVES

U0072793 - Composite Informative

U0072794 - NPPF