



ENVIRONMENT DIRECTORATE

PLANNING REPORT

Printed for officer by

Jack Morris on 3 January 2023

Application reference: 22/3345/HOT TEDDINGTON WARD

Date application received	Date made valid	Target report date	8 Week date
09.11.2022	11.11.2022	06.01.2023	06.01.2023

Site:

61 Twickenham Road, Teddington, TW11 8AL,

Proposal:

Double storey side extension

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

APPLICANT NAME

Mr and Mrs K and S Dunbar
61 Twickenham Road
Teddington
Richmond Upon Thames
TW11 8AL

AGENT NAME

mr Iacopo Sassi
9 Milton Road
Hampton
TW12 2LL

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

Consultations:**Internal/External:****Consultee****Expiry Date****Neighbours:**

21 Grove Gardens, Teddington, TW11 8AR, - 14.11.2022
19 Grove Gardens, Teddington, TW11 8AR, - 14.11.2022
23 Grove Gardens, Teddington, TW11 8AR, - 14.11.2022
59 Twickenham Road, Teddington, TW11 8AL, - 14.11.2022
63 Twickenham Road, Teddington, TW11 8AL, - 14.11.2022

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

Status: GTD

Date: 06/04/1998

Application: 98/0241

Single Storey Garage To Side Of Property.

Development Management

Status: WON

Date: 16/05/2017

Application: 05/2142/PS192

Erection of hip to gable roof extension

Development Management

Status: GTD

Date: 02/05/2006

Application: 06/0769/PS192

Erection of hip to gable roof extension

Development Management

Status: GTD

Application: 06/3916/PS192

Date:02/01/2007	Erection of rear dormer
<u>Development Management</u>	
Status: PCO	Application:22/3345/HOT
Date:	Double storey side extension

<u>Building Control</u>	
Deposit Date: 16.12.1999	Single storey garage
Reference: 99/2190/BN	

<u>Building Control</u>	
Deposit Date: 30.11.2006	Loft conversion with hip to gable end and rear dormer extension
Reference: 06/2555/BN	

<u>Building Control</u>	
Deposit Date: 17.12.2021	Install a gas-fired boiler
Reference: 22/FEN00661/GASAFE	

<u>Building Control</u>	
Deposit Date: 14.02.2022	Install replacement windows in a dwelling
Reference: 22/FEN00228/FENSA	

<u>Building Control</u>	
Deposit Date: 31.05.2022	Ground level extension to rear of property
Reference: 22/0986/RG	

<u>Building Control</u>	
Deposit Date: 16.12.2022	Install a photovoltaic system
Reference: 23/NIC00009/NICEIC	

Application Number	22/3345/HOT
Address	61 Twickenham Road Teddington TW11 8AL
Proposal	Double storey side extension
Contact Officer	JMO
Target Determination Date	06/01/2023

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 forms part of a semi-detached pair.

The application site is situated within Teddington and is designated as:

- Area susceptible to groundwater flooding
- Article 4 direction – Basements
- Critical drainage area
- Main centre buffer zone (Teddington Town Centre)

3. DESCRIPTION OF THE PROPOSAL AND ANY RELEVANT PLANNING HISTORY

The proposal seeks to erect a two-storey side extension.

Development Management

Status: GTD Application:98/0241
Date:06/04/1998 Single Storey Garage To Side Of Property.

Development Management

Status: GTD Application:06/0769/PS192
Date:02/05/2006 Erection of hip to gable roof extension

4. CONSULTATIONS CARRIED OUT / AMENDMENTS

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

No letters of representation were received.

Revised drawings were submitted on 10/01/2023 setting in the first floor side extension by 1m in accordance with policy guidance.

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

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
- D12 Fire Safety

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	Ne-
Impact on Amenity and Living Conditions	LP8	Yes	Ne-
Parking Standards and Servicing	LP45	Yes	Ne-

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
- Village Plan – Teddington

These policies can be found

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

6. EXPLANATION OF OFFICER RECOMMENDATION

The key issues for consideration are:

- i Design and impact on heritage assets
- ii Impact on neighbour amenity
- iii Parking

i Design and impact on heritage assets

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.

The Councils SPD relating to House Extensions and External Alterations states that the overall shape, size and position of side and rear extensions 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.

Twickenham road is characterised by residential development of varying form and design including blocks of flats along the river Thames to the east and two storey detached and semi-detached dwellings to the west.

The side of the road in which the application site is located largely comprises of two storey semi-detached dwellings, many of which have been extended to the side at first floor with a hipped roof design as is proposed within this application.

The proposal seeks to add a first-floor extension atop an existing garage approved under ref: 98/0241. The extension would have a width of approx. 2.1m and depth of approx. 8.1m. The extension would be covered by a hipped roof with an eaves height of approx. 5.1m (equal to the original dwelling) and a ridge height of approx. 6.7m.

The house extensions and external alterations SPD advises for two storey side and rear extensions to remain visually subservient. It is advised to achieve this through the extension being set back from the front elevation by 1m and for the ridge height to remain below that of the original dwelling. Finally, to avoid the development resulting in a terracing effect of the street, minimum of 1m should be left between the proposed side elevation and the closest side boundary. It should be noted that there are several examples of extensions remaining flush with the front building line and continuation of the ridge height of the property and others with setbacks and set downs. Whilst the proposal would fail to meet SPD guidance in only being set back by 0.3m from the original front elevation, it is considered that a departure from guidance is acceptable in this instance due to similar extensions failing to maintain such a setback maintaining a greater degree of symmetry, while the set down of the ridge by approx. 1.6m and hipped roofline maintain an acceptable degree of subservience. It is considered that while the ground floor's footing will remain as existing, the 1m set-in from the common boundary with number 63 will also maintain an acceptable degree of visual separation between the detached neighbours and remaining in line with SPD guidance.

The materials are proposed to match the existing dwelling and would be secured by planning condition.

In view of the above, the proposal complies with the aims and objections of policies LP1 of the Local Plan.

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.

Immediately adjoining the host site are numbers 59 & 63 Twickenham Road to the south and north respectively. It is considered that any alteration to the host dwelling would have the greatest likelihood of impacting the amenity of these neighbours most. While so, where appropriate the amenity of the wider neighbouring area will also be assessed.

Given the proposal would be set behind the existing body of the host dwelling, it is considered that the proposal would have a neutral impact upon any new sense of overbearing or enclosure to number 59.

It is considered that given the proposal would be set to the side of both the host dwelling and n.63 no new sense of overbearing or enclosure would result. It is noted that the neighbouring dwelling benefits from three side facing windows. The proximity of the proposal to these windows is likely to reduce the light level achieved from these windows. Given that two of these windows light non-habitable rooms and the other is not a primary light source, no objection is raised.

The proposal is thought to be visible from the properties opposite the host dwelling, however, no objection is raised as the impact upon their amenity would be neutral.

Finally, as a result of the proposed fenestration being added to the front and rear elevation there would be no increased sense of overlooking into any neighbouring dwelling.

In view of the above, the proposal complies with the aims and objections of policy LP8 of the Local Plan.

iii Parking

The application would involve a garage conversion and loss of a parking space. However, given the existing garage would not meet the parking specifications outlined within the Council's Transport SPD which states parking spaces within garages should be a minimum of 3.0 x 6.0m, there being an absence of parking restrictions along the street, and the property retaining the existing off street parking provision the proposal is not considered to adversely impact parking stress along Twickenham Road.

As such, the proposal would be in accordance with Policy LP45 of the Local Plan.

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.

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

YES NO

Case Officer (Initials): JMO

Dated: 11/01/2023

I agree the recommendation: CTA

Team Leader/Head of Development Management/Principal Planner

Dated:13/01/2023.....

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

U0072998	Composite Informative
U0072999	NPPF APPROVAL - Para. 38-42