



PLANNING REPORT

Printed for officer by

.Jack Morris on 24 January 2023

**Application reference: 22/3381/HOT
TEDDINGTON WARD**

Date application received	Date made valid	Target report date	8 Week date
11.11.2022	30.11.2022	25.01.2023	25.01.2023

Site:

21 North Lane, Teddington, TW11 0HJ,

Proposal:

Ground floor wrap-around extension with flat roof and 1st floor extension going out 1m, with flat roof and internal improvements.

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

APPLICANT NAME

Jonathan Boorman
21 North Lane
Teddington
Richmond Upon Thames
TW11 0HJ

AGENT NAME

John Molloy
29 Whitton Dene
Hounslow
TW3 2JN
United Kingdom

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

Consultations:

Internal/External:
Consultee

Expiry Date

Neighbours:

20 Ellera Road, Teddington, TW11 0HG, - 01.12.2022
18 Ellera Road, Teddington, TW11 0HG, - 01.12.2022
16 Ellera Road, Teddington, TW11 0HG, - 01.12.2022
19 North Lane, Teddington, TW11 0HJ, - 01.12.2022

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

Development Management

Status: GTD

Date: 03/01/2023

Application: 22/3379/PS192

Loft conversion with dormer to rear and roof lights to front roof slope

Development Management

Status: PCO

Date:

Application: 22/3381/HOT

Ground floor wrap-around extension with flat roof and 1st floor extension going out 1m, with flat roof and internal improvements.

Building Control

Deposit Date: 20.11.2006 Dwelling house Lighting circuit Main/ supplementary equipotential bonding New consumer unit New installation rewire or partial rewire Ring/ radial power circuit

Reference: 07/73758/NICEIC

Building Control

Deposit Date: 14.06.2016 Install a gas-fired boiler

Reference: 16/FEN02401/GASAFE

Building Control

Deposit Date: 29.11.2022 Ground floor wrap-around extension with flat roof and 1st floor extension going out 1m, with flat roof. Loft conversion with dormer to rear and rooflights to front roof slope to existing domestic dwelling

Reference: 22/2013/IN

Application Number	22/3381/HOT
Address	21 North Lane Teddington TW11 0HJ
Proposal	Ground floor wrap-around extension with flat roof and 1st floor extension going out 1m, with flat roof and internal improvements.
Contact Officer	JMO
Target Determination Date	25/01/2023

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 Flood - Environment Agency (Superficial Deposits Flooding - >= 75% - SSA Pool ID: 336)
- Article 4 Direction Basements (Article 4 Direction - Basements / Ref: ART4/BASEMENTS / Effective from: 18/04/2018)
- 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.)
- Risk of Flooding from Surface Water 1 in 1000 chance - Environment Agency (RoFSW Extent 1 In 1000 year chance - SSA Pool ID: 47770)
- Surface Water Flooding (Area Less Susceptible to) - Environment Agency ()
- Surface Water Flooding (Area Susceptible to) - Environment Agency ()
- Take Away Management Zone (Take Away Management Zone)

3. DESCRIPTION OF THE PROPOSAL AND ANY RELEVANT PLANNING HISTORY

The proposal seeks to erect a single storey side and rear infill extension along with a first floor rear extension.

There is no relevant planning history associated with the site.

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

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	No
Impact on Amenity and Living Conditions	LP8	Yes	No

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
- 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 Flood Risk
- iv Fire Risk

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.

The proposal seeks to enlarge the property through the erection of a single storey side and rear extension and first floor rear extension.

The proposed first floor extension would form part of an enlarged rear bedroom. It would have a depth of 1m, a width of 4.3m spanning the full width of the dwelling. The extension would be covered by a flat roof with an overall height of approx. 5.4m. The extension would be finished in brickwork to match and feature a single sash window.

To prevent extensions over-dominating the original form of the dwelling, the Council's SPD advises for first floor side and rear extensions should not exceed half the width of the original dwelling to ensure the extension does not over-dominate the building's original scale and character. While it is accepted the proposal would exceed this guidance, by virtue of the proposal not exceeding the property's existing ridge height, the use of materials to match, and its siting to the rear of the dwelling, it is not considered that it would significantly impact the streetscape's existing character. Furthermore, while there aren't many other examples to compare the proposal to, it is noted that number 17 North Lane has erected a large rear extension. This extension was approved in 2014 (ref: 13/4590/HOT) and is substantially larger than that proposed here. As such, it is not considered that the proposed extension would be out of character with regard to its siting, scale, or materiality. Therefore, no in-principal objection is raised in this instance and a departure from guidance is considered acceptable.

The proposed single storey side and rear extension would adjoin the existing dwelling to form an enlarged kitchen/ diner. The extension would replace the existing single storey rear outrigger extending away from the original rear elevation by approx. 4.5m, with a width of 5.4m. The extension would exceed the side elevation of the original dwelling by approx. 1.090m and have a total depth of approx. 8.1m. It would be covered by a flat roof with a total height of 2.665m. The exterior would be finished in brickwork to match existing and feature a set of bi-folding doors and single glazed lantern. Given the extension's modest eaves height and use of materials to match, it is considered to meet SPD guidance. Part of the extension would exceed the side elevation of the proposal and therefore be visible from the streetscape of North Lane. While so, it is considered that given this aspect would be set back from the front elevation by approx. 4.8m and be finished in materials to match, it would not prejudice the appearance or character of the host dwelling or wider streetscape.

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

The SPD on House Extensions and External Alterations notes that generally an extension of 3m in depth for a terrace property will be acceptable. Where the proposed extension seeks a larger depth, the eaves should be reduced to 2.2m at the shared boundary to mitigate detrimental impact on neighbours such as sense of enclosure or overbearing. However, the final test of acceptability is dependent on the specific circumstances of the site which may justify greater rear projection.

Immediately adjoining the host site is number 19 North lane to the north and a vacant plot/ car park to the south and east of the property boundary. Given their proximity to the host dwelling any alteration here is most likely to impact the amenity of these neighbours most. While so, where appropriate the amenity of the wider area will also be taken into consideration.

Given the proposed single storey extension would adjoin the existing single storey rear outrigger at number 19, it is not considered to introduce any new sense of overbearing or enclosure to this neighbour. With regard to the first floor rear extension, the submitted plans successfully demonstrate that the scheme passes the BRE 45 degree test in ensuring that internal light levels to the immediate room would not be unacceptably reduced. Furthermore, given its modest projection, it is not considered that the proposal would introduce an unacceptable degree of enclosure to this neighbour. It is noted that the proposed glazed doors would adjoin the rear elevation set behind the existing boundary treatment and the proposed lantern would be set well above head height; therefore, would not erode the privacy of n.19.

It is understood that development granted under 21/2533/FUL has not yet begun. However, it is considered that given the modest scale of the works, the scheme would not adversely affect the amenity of any current or future uses of the neighbouring vacant plot.

iii Flood Risk

The site is in an area susceptible to ground and surface water flooding. The applicant has confirmed that floor levels within the proposed development will be set no lower than existing levels and flood proofing of the proposed development has been incorporated where appropriate. This meets the requirement for this level of development.

iv Fire Risk

London Plan policy D12 requires the submission of a Fire Safety Statement on all planning applications.

A Fire Safety Strategy were provided with the application. A condition will be included to ensure this is adhered to on an ongoing basis. The applicant is advised materials and arrangement would need to be Building Regulations compliant, and all 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.

Overall, the scheme can therefore be considered consistent with this Policy D12 of the London 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: 24/01/2023

I agree the recommendation:

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

Dated:DYF 25/01/2023.....

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

U0073926	Composite Informative
U0073927	NPPF APPROVAL - Para. 38-42