



**Application reference: 22/3333/FUL**  
**TEDDINGTON WARD**

Date application received	Date made valid	Target report date	8 Week date
08.11.2022	08.11.2022	03.01.2023	03.01.2023

**Site:**  
108 Teddington Park Road, Teddington, TW11 8NE,  
**Proposal:**  
Single storey rear extension

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

**APPLICANT NAME**  
Santiago Bardal  
108  
Teddington Park Road  
Richmond upon Thames  
TW11 8NE  
United Kingdom

**AGENT NAME**

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

**Consultations:**  
**Internal/External:**  
**Consultee**

**Expiry Date**

**Neighbours:**

- 3 Woodville Close, Teddington, TW11 8NF, - 09.11.2022
- 4 Woodville Close, Teddington, TW11 8NF, - 09.11.2022
- 110A Teddington Park Road, Teddington, TW11 8NE, - 09.11.2022
- 106 Teddington Park Road, Teddington, TW11 8NE, - 09.11.2022
- 110 Teddington Park Road, Teddington, TW11 8NE, - 09.11.2022
- 108A Teddington Park Road, Teddington, TW11 8NE, - 09.11.2022
- Flat 4, 28 Lewis Road, Richmond, TW10 6BT, - 09.11.2022

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

<u>Development Management</u> Status: GTD Date: 29/01/1959	Application: 58/1090 Erection of garage to house three vehicles.
<u>Development Management</u> Status: GTD Date: 22/10/1959	Application: 59/0884 Erection of 12 flats and garages.
<u>Development Management</u> Status: GTD Date: 22/01/1960	Application: 59/0884/DD01 Erection of 12 flats and garages. Condition No. (a) of

planning permission 0884/59 dated 22nd October, 1959.

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Development Management

Status: GTD Application:76/0057  
Date:11/03/1976 Erection of a garden shed at rear.

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Development Management

Status: WDN Application:22/2404/HOT  
Date:06/12/2022 Single storey rear extension

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Development Management

Status: PCO Application:22/3333/FUL  
Date: Single storey rear extension

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Building Control

Deposit Date: 25.06.2010 8 Windows 2 Doors  
Reference: 11/FEN01098/FENSA

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Building Control

Deposit Date: 29.04.2015 Install a gas-fired boiler  
Reference: 15/FEN01484/GASAFE

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<b>Application Number</b>	<b>22/3333/FUL</b>
<b>Address</b>	<b>108 Teddington Park Road Teddington TW11 8NE</b>
<b>Proposal</b>	<b>Single storey rear extension</b>
<b>Contact Officer</b>	<b>Fariba Ismat</b>

## 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 application site is occupied by a ground floor maisonette located on the southern side of Teddington Park Rd and is designated as follow:

Number of constraints: **10**

<b>Item Found</b>	<b>More Information</b>
Area Susceptible To Groundwater Flood - Environment Agency	Superficial Deposits Flooding - >= 50% <75% - SSA Pool ID: 180
Article 4 Direction Basements	Article 4 Direction - Basements / Ref: ART4/BASEMENTS / Effective from: 18/04/2018
Community Infrastructure Levy Band	Low
Critical Drainage Area - Environment Agency	Teddington [Richmond] / Ref: Group8_006 /
Increased Potential Elevated Groundwater	GLA Drain London
Surface Water Flooding (Area Less Susceptible to) - Environment Agency	
Take Away Management Zone	Take Away Management Zone
Village	Teddington Village
Village Character Area	Cambridge Road and surrounds - Area 2 Hampton Wick & Teddington Village Planning Guidance Page 21 CHARAREA11/02/01
Ward	Teddington Ward

## 3. DESCRIPTION OF THE PROPOSAL AND ANY RELEVANT PLANNING HISTORY

The proposal is for a single storey rear extension across the width of the house with 4m depth and flat roof.

**PLANNING HISTORY**

22/3333/FUL	Single storey rear extension	Under consideration
22/2404/HOT	Single storey rear extension	Withdrawn by the Applicant
76/0057	Erection of a garden shed at rear.	Granted Permission
59/0884/DD01	Erection of 12 flats and garages. Condition No. (a) of planning permission 0884/59 dated 22nd October, 1959	Granted Permission
59/0884	Erection of 12 flats and garages.	Granted Permission
58/1090	Erection of garage to house three vehicles.	Granted Permission

**4. CONSULTATIONS CARRIED OUT**

The list of neighbours notified of this application are listed above. No representations were received.

**5. AMENDMENTS**

No amendments 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](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
- D5 Inclusive Design
- D11 Safety, security and resilience to emergency
- 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](https://www.richmond.gov.uk/media/15935/adopted_local_plan_interim.pdf)

**Supplementary Planning Documents**

Design Quality  
House Extension and External Alterations  
Hampton Wick & Teddington Village Planning Guidance

These policies can be found at:

[https://www.richmond.gov.uk/services/planning/planning\\_policy/local\\_plan/supplementary\\_planning\\_documents\\_and\\_guidance](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/Appearance and impact on local character
- ii Impact on neighbour amenity
- iii Local Finance Consideration
- iv Fire Safety Strategy

**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.*

**Assessment: Design and Appearance**

The proposal is for a single storey rear extension with flat roof incorporating a sky light, the rear elevation would house four panel sliding door and the side wall of the extension would follow the splayed boundary line. The proposed rear extension will set off neighbouring boundary with 110 by about 1.5m, hence, will not be built across the full width of the host building. The gap would allow the newly formed bedroom a window facing the rear garden.

In terms of design and appearance, the proposed rear extension is considered to be in keeping with the design, appearance and character of the host building and therefore is not objected to. This proposal therefore is considered to accord with policy LP1of Local Plan and is supported.

## **ii Impact on neighbour amenity**

Policy LP8 states that in considering proposals for development, the Council will seek to protect adjoining properties from unreasonable loss of privacy, pollution, visual intrusion, noise and disturbance. The Council will generally seek to ensure that the design and layout of buildings enables sufficient sunlight and daylight to penetrate into and between buildings and that adjoining land or properties are protected from overshadowing in accordance established standards.

The proposed rear extension would be built to a height of 2.85m, would measure 3.7m in depth. Although the proposed depth is slightly over the 3.5m limit set out by the above SPD, however, the proposal would set off the boundary of no 110 by about 1.5m and on the other side would abut a side alley way between the site and no. 106. The garden area used by 108A would be affected to some extent, but not in terms of daytime sunlight as it is mainly to the south of the extension. The extension could be seen as a little overbearing on the garden of 108A, but not to a degree which would warrant refusal. The proposal, therefore, due to its siting, height and bulk is not considered create harmful impact on amenities of neighbouring sites and is considered to comply with Policy LP8 of the Local Plan and is supported.

## **iii Fire Safety**

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

A Fire Safety Statement has been received on 19/12/22 and states the following fire safety strategy:

**INTRODUCTION** The following outlines the basic provision being made for fire safety in connection inter alia with proposed rear extension to the back garden of the lower ground maisonette 108 Teddington Park Road in Teddington TW11 8NE. The fire safety information provided herein has been developed to inform the overall fire strategy for the development. All works are subject to approval under the Building Regulations. Reference is made to the information contained in the Fire Safety Policy D12(A) guidance and the 'golden thread' approach expressed therein.

**2. FIRE BRIGADE ACCESS** The location of the property adjacent to Woodville Close offers convenient access for fire brigade vehicles. In the event of a fire, vehicular access from Woodville Close would be the point of entry for the fire brigade. Fire and rescue services pumping appliances can be sited on the hard standing available on the front gardens of the house. These areas fall within the boundary of the property allowing suitable space to remain under the control of the developer and clear of obstruction. Moreover, the property is accessible from the front through Teddington Park Road in the event of an emergency as an alternative. Access is therefore compliant with Building Regulation Approved Document B Part 1, Section B5. As the project is domestic and the fire service access to the scheme is fully compliant, there is no requirement to consult the Fire Service.

**3. MEANS OF ESCAPE** The means of escape for all building users has been considered and planned from the initial design of the development and meets the requirements set out in Building Regulation Approved Document B Part 1, Section B1. The property benefits from being one single street level, lower ground with large windows with direct access to the street. with open separate escape routes through the front and rear of the property. The flat offers direct exit escape to the street at ground floor level. All habitable rooms will have direct access to a low sill window with direct access escape to the street. In the

event of a fire, a fire assembly point will be designated on Teddington Park Road on the front, allowing a safe distance from the property in case of fire. Internal Use

4. HEAT & SMOKE DETECTION The property will incorporate heat and smoke detection systems that comply with applicable Fire Safety Regulations. In particular, the property will have a fire detection system minimum Grade D2 Category LD3 standard, in accordance with the relevant recommendations of BS 5839-6. Smoke alarms are to be mains operated and conform to BS EN 14604 and heat alarms should be mains operated and conform to BS 5446-2.

5. INTERNAL FIRE SPREAD Internal construction shall be compliant with Building Regulation Approved Document B Part 1 Sections B2 and B3, including protection of loadbearing elements of structure. The structural building of the extension will be made off with a masonry wall.

6. EXTERNAL FIRE SPREAD The external envelope of the building should not contribute to undue fire spread from one part of a building to another part. This will be achieved by complying with Building Regulation Approved Document B Part 1 Section B4.

7. LIFTS No passenger lifts are proposed for the property as part of this application.

8. FIRE SAFETY AT CONSTRUCTION STAGE Acknowledging the 'golden thread' approach suggested in the London Plan Fire Safety Policy D12(A), fire safety at construction stage will be encouraged through the imposition of obligations by the chosen contractor to comply with prevailing regulations at construction stage including Health and Safety standards and the Construction Design & Management Regulations 2015. During construction works, a Site Fire Management Plan and Risk Assessment will be implemented, setting out site procedures and active fire safety measures.

9. CONCLUSION Under the Building Regulations, a building owner is required to provide an adequate level of life safety to the building by providing suitable means of escape, means of warning occupants of a fire, limiting internal fire spread, protecting adjacent property from fire and facilitating fire service operations. Internal Use This can be achieved by the adoption of standard guidance as documented within Building Regulation Approved Document B.

The fire safety strategy is considered to be compliant with the requirement of the policy D12 of London Plan, therefore is considered acceptable and supported.

#### **iv 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.

The proposal is not considered to be liable for the Mayoral or Richmond CIL.

#### **7. RECOMMENDATION**

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**

**Submitted Drawings:**

0000\_GA1\_1 Existing Elevations, 0000\_GA1\_2 Existing ground floor and roof plan, 0000\_GA1\_1 proposed ground floor and roof plan, 0000\_GA1\_2 proposed front and rear elevations, 0000\_GA1\_3 Proposed Side Elevations, 0000\_GA1\_3 Site plan and Location plan, 0000\_GA1\_4 Proposed Site plan and Location plan - Recd.08/11/2022

**Recommendation:**

The determination of this application falls within the scope of Officer delegated powers - YES / NO

**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): ...FIS.....

Dated: .....08/02/23.....

**I agree the recommendation: SGS**

Senior Planner

Dated: .....13/2/2023.....

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: .....

<b>REASONS:</b>
<b>CONDITIONS:</b>
<b>INFORMATIVES:</b>
<b>UDP POLICIES:</b>
<b>OTHER POLICIES:</b>

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**

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**CONDITIONS**

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**INFORMATIVES**

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**Recommendation:**

The determination of this application falls within the scope of Officer delegated powers - YES

**I therefore recommend the following:**

- 4. REFUSAL
  - 5. PERMISSION
  - 6. FORWARD TO COMMITTEE
- Case Officer (Initials): .....FI.....  
Dated: ...05/01/2023.....

**I agree the recommendation:**

Team Leader/Head of Development Management/Principal Planner Senior Planner  
Dated: ...DYF 09/01/2023.....

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:

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