

Application reference: 22/3740/HOT
TEDDINGTON WARD

Date application received	Date made valid	Target report date	8 Week date
20.12.2022	06.01.2023	03.03.2023	03.03.2023

Site:

7 Kingston Lane, Teddington, TW11 9HL,

Proposal:

Single storey front extension for new porch

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

APPLICANT NAME

Mr Benjamin Harmstorf
7 Kingston Lane
Teddington
Richmond Upon Thames
TW11 9HL

AGENT NAME

Ms Ingrid Brooke-Barnett
230 Hanworth Road
Hampton
Hampton London
TW12 3EP
United Kingdom

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

Consultations:

Internal/External:
Consultee

Expiry Date

Neighbours:

16 Kingston Lane, Teddington, TW11 9HW, - 06.01.2023
14 Kingston Lane, Teddington, TW11 9HW, - 06.01.2023
12 Kingston Lane, Teddington, TW11 9HW, - 06.01.2023
3 Royal Oak Mews, Teddington, TW11 8HX, - 06.01.2023
9 Kingston Lane, Teddington, TW11 9HL, - 06.01.2023
5 Kingston Lane, Teddington, TW11 9HL, - 06.01.2023

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

Development Management

Status: GTD Application: 22/3214/PS192
Date: 14/12/2022 Single storey rear extension

Development Management

Status: PCO Application: 22/3740/HOT
Date: Single storey front extension for new porch

Application Number	22/3740/HOT
Address	7 Kingston Lane Teddington TW11 9HL
Proposal	Single storey front extension for new porch
Contact Officer	Fariba Ismat

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 two storey mid-terraced dwellinghouse located on the eastern side of Kingston Lane in Teddington Village.

The application site is situated within Teddington Village and carries the following constraints:

- An Article 4 Direction has been served and restricts basement extension.
- The site is listed in the Udney Park Road and Surrounds - Area 6 Hampton Wick - & Teddington Village Planning Guidance Page 29 CHARAREA11/06/01
- The site is not located in conservation area
- The building is not listed or a BTM

PLANNING HISTORY

22/3740/HOT	Single storey front extension for new porch	Under consideration
22/3214/PS192	Single storey rear extension	Granted Permission

3. DESCRIPTION OF THE PROPOSAL AND ANY RELEVANT PLANNING HISTORY

The proposal is for single storey front extension for new porch.

4. CONSULTATIONS CARRIED OUT

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

5. Amendments

Amendments were requested to reduce the width of the front porch and revert the proposed 2 x sash windows back to casement windows to match the neighbouring front fenestration. Amendments were received on 1/3/23.

**6. 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

- 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

Other Local Strategies or Publications

Other strategies or publications material to the proposal are:

- Community Infrastructure Levy

7. EXPLANATION OF OFFICER RECOMMENDATION

The key issues for consideration are:

- i Design and Appearance
- ii Impact on neighbour amenity
- iii Local Finance Consideration
- iv Fire Safety Strategy

i Design and Appearance

The National Planning Policy Framework advises the Government attaches great importance to the design of the built environment stating that developments should be visually attractive as a result of good architecture. Good design is a key aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people.

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.

Assessment:

i Design and Appearance

The application site is occupied by a mid-terraced house with a front canopy over the front entrance door. The application site has had an approval for a single storey rear extension and the current proposal is for construction of the front porch with flat roof. The proposed front porch would be built in line with neighbouring front porch at no 9 with similar width, height, design and appearance to those of the immediate neighbouring houses at no. 5 and 9, hence, in keeping with local character.

The front porch therefore is considered to add consistency of design and appearance to this row of terraced house and therefore is considered acceptable and supported.

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 proposed front porch is not considered to impact neighbouring amenities due to its siting and therefore is not objected to.

The proposal therefore is considered to respect the aim and objective of policy LP8 of the Local Plan and House Extensions and External Alterations SPD and is supported.

iii Local Finance Consideration

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 application is for construction of a front porch to a residential dwelling and is not considered to be liable for the Mayoral or Richmond CIL.

iv. Fire Safety Strategy

London Plan policy D12 requires the submission of a Fire Safety Statement on all planning applications. Where the applicant considers parts of or the whole policy do not apply, this should be justified in a Reasonable Exception Statement (RES).

The proposal site comprises of a mid-terraced two storey single family dwellinghouse situated on Kingston Lane, Teddington. The proposed development is to extend the ground floor at the front by 2250mm by 2850mm.

The proposed work will be built in full accordance with Approved Document Part B – Fire

Safety, therefore will improve the existing fire strategy within the dwellinghouse.

Due to nature of development being a front porch and that it would comply with the Approved Document B (Fire Safety) of Building Control, the submitted RES is considered to be reasonable and the proposed front porch is not considered to impact the fire safety strategy of the house in a negative way and therefore is considered acceptable.

8. 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:

BHPL011, BHPL021, BHPL101, BHPL202 - Recd. 20/12/2022
BHPL211A, BHPL221B – Recd. 01/03/2023

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): ...FIS.....

Dated: ...01/03/23.....

I agree the recommendation: SGS

Senior Planner

Dated: ... 1/3/2023..

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
