



**PLANNING REPORT**

Printed for officer by  
Alice Murphy on 19 February 2023

**Application reference: 23/0079/HOT**  
**TEDDINGTON WARD**

Date application received	Date made valid	Target report date	8 Week date
11.01.2023	16.01.2023	13.03.2023	13.03.2023

**Site:**

5 Cromwell Road, Teddington, TW11 9EQ,

**Proposal:**

Part single storey, part double-storey rear extension. Single storey side extension to replace the existing shed. Replacement fenestration on side elevation and rooflights at roof level.

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

**APPLICANT NAME**

Mr and Ms Lucas and Lauren  
Dalglish  
5 Cromwell Road  
Teddington  
Richmond Upon Thames  
TW11 9EQ

**AGENT NAME**

Mr Simone Carrat  
44  
Union Street  
Kingston Upon Thames  
KT1 1RP

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

**Consultations:**

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

**Expiry Date**

**Neighbours:**

- 79 Blackmores Grove, Teddington, TW11 9AE, - 16.01.2023
- Flat 3, 3 Cromwell Road, Teddington, TW11 9EQ, - 16.01.2023
- Flat 4, 3 Cromwell Road, Teddington, TW11 9EQ, - 16.01.2023
- Flat 2, 3 Cromwell Road, Teddington, TW11 9EQ, - 16.01.2023
- Flat 1, 3 Cromwell Road, Teddington, TW11 9EQ, - 16.01.2023
- 7 Cromwell Road, Teddington, TW11 9EQ, - 16.01.2023
- 1 and 3, Cromwell Road, Teddington, Teddington, TW11 9EQ -

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

Development Management

Status: REF Application: 66/0232  
Date: 09/05/1966 Erection of car-port.

Development Management

Status: PDE Application: 23/0079/HOT  
Date: Part single storey, part double-storey rear extension. Single storey side extension to replace the existing shed. Replacement fenestration on side elevation and rooflights at roof level.



<b>Application Number</b>	<b>23/0079/HOT</b>
<b>Address</b>	5 Cromwell Road, Teddington, TW11 9EQ
<b>Proposal</b>	Part single storey, part double-storey rear extension. Single storey side extension to replace the existing shed. Replacement fenestration on side elevation and rooflights at roof level. (amended description).
<b>Contact Officer</b>	Alice Murphy
<b>Target Determination Date</b>	13/03/2023

## 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 has 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 is taking into account 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 subject site consists of a two-storey, detached dwellinghouse on the east side of Cromwell Road.

The application site is situated within Character Area 6 of the Hampton Wick and Teddington Village planning guidance and is designated as:

- Article 4 Direction – restricting basement development
- Area Susceptible To Groundwater Flood - Environment Agency
- Main Centre Buffer Zone – Teddington Town Centre boundary buffer zone

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

The application seeks to construct a part single storey, part double storey extension at the rear of the dwellinghouse. A side extension and replacement windows are also proposed. Two rooflights are proposed at roof level.

There is no relevant planning history for the site.

## 4. CONSULTATIONS CARRIED OUT

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

One observation was received from the neighbouring property in support of the application. No objections were raised.

## 5. MAIN POLICIES RELEVANT TO THE DECISION

### NPPF (2021)

The key chapters applying to the site are:

#### 4. Decision-making

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:

Policy D3 Delivering good design  
Policy D12 Fire safety

These policies can be found at: [https://www.london.gov.uk/sites/default/files/the\\_london\\_plan\\_2021.pdf](https://www.london.gov.uk/sites/default/files/the_london_plan_2021.pdf)

### 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	<del>No</del>
Impact on Amenity and Living Conditions	LP8	Yes	<del>No</del>

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

House Extension and External Alterations  
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](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:

Article 4 Direction – restricting basement development

## 6. EXPLANATION OF OFFICER RECOMMENDATION

The key issues for consideration are:

- i Design
- ii Impact on Neighbour Amenity
- iii Fire Strategy

### Issue i - Design

*Policy LP1 of the Local Plan seeks to maintain and, where possible, enhance the high architectural and urban design quality which contributes to the character and heritage of the area.*

*Further guidance is provided in the Council's SPDs on Design Quality and House Extensions and External Alterations. The House Extensions and External Alterations SPD states that the external appearance of any extension must be carefully designed in order to avoid the visual confusion that can result when the style and materials of the original house are ignored. Generally, extensions and alterations should reflect the existing character and detail of the house, ensure continuity of the whole and retain the original style and qualities of the dwelling as far as possible.*

The application proposes to construct a single storey side extension and a part single part double storey rear extension. Replacement fenestration is also proposed.

The rear extension will be 4m at both ground floor and first floor. This is consistent with the anticipated depth for a detached property in accordance with the SPD. The first floor of the rear extension will result in a two storey rear extension slightly greater than half the width of the host property. However, the extension will not be visible from the road or overly visible to neighbouring occupiers to the west (no.3) given the staggered approach of the properties in this section of the road. Furthermore the host property has a reasonably long rear garden resulting in substantial separation between the proposed development and the nearest property to the rear at No.79 Blackmores Grove. In addition the extension will be set down from the main roof ridge, be constructed with matching materials, and will mimic the roof pitch of the main roof. On balance, this minor infringement to the SPD is not considered to warrant a refusal in this instance. All fenestration above ground floor will be white to match the existing house and also the surrounding properties.

In regard to the side extension, no objection is raised in this regard. The proposed materials are materials to match the existing arrangement. The extension is set back from the front elevation and is clearly subordinate to the main dwellinghouse. The extension is at ground floor level only and therefore does not result in a terracing effect between properties.

New fenestration is proposed on the side elevation, this raises no concern in regard to design. Crittal style raises no objection given siting at ground floor side and rear elevations.

Two rooflights are proposed on the side roof slopes of the main house. These are considered to be of an appropriate size and location.

When considering the surrounding built character, the street is characterised by semi-detached and detached houses with hipped roofs and many of which are largely altered by large side and rear extensions. The proposed two storey rear extension is therefore not considered to be out of character and is of an appropriate scale for the subject site.

On balance, the proposed rear extensions are considered acceptable in regard to LP1 and Council SPD for Housing Extensions and External Alterations.

#### **Issue ii- Impact on Neighbour Amenity**

*Policy LP8 requires all development to protect the amenity and living conditions for occupants of new, existing, adjoining and neighbouring properties. This includes ensuring adequate light is achieved, preserving privacy and ensuring proposals are not visually intrusive.*

The proposed rear extension is 4m in depth. Council's SPD specifies that a projection of 4m is generally acceptable when considering a detached dwellinghouse. The two neighbouring properties requiring assessment include no.3 and no.7.

Given the staggered arrangement of detached properties no.1, 3, 5 and 7, the proposed two storey extension will not protrude past the rear building line of no.3.

When considering no.7 it is noted that the proposed first floor addition will be set against the opposite boundary. The ground floor extension depth is consistent with the SPD and will remain set back from the side boundary. The existing arrangement already projects past the rear elevation at no.7 at two storey, therefore the addition of a ground floor extension will not be in the immediate vicinity of the main rear facing windows.

No additional side windows are proposed above ground floor level. Replacement windows at ground floor are considered acceptable due to the boundary treatment between properties.

All proposed rooflights are above head height and therefore no loss of privacy from overlooking is anticipated.

On balance, having regard to its siting, design, scale and materiality, it is not anticipated that the proposed extensions would have a material impact on the amenities of the neighbouring and on balance, the scheme proposed is considered consistent with LP8.

#### **Issue iii – Fire Safety**

A Fire Safety Statement was submitted with the application and was received 11<sup>th</sup> January 2023. A condition would have been included to ensure this was adhered to on an ongoing basis. The materials proposed are to match existing and will need to be Building Regulations compliant. The applicant is advised that alterations to existing buildings should comply with the Building Regulations. A separate application should be made for Building Regulation requirements. 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.

**Grant permission with conditions**

**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  YES  NO  
(which are not on the file)

This application has representations on file  YES  NO

Case Officer (Initials): ...AMU..... Dated: .....19/02/2023.....

**I agree the recommendation:**

~~Team Leader/Head of Development Management/Principal Planner:~~ EL

Dated: 10/03/2023.....

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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U0075085	NPPF APPROVAL - Para. 38-42
U0075086	Composite Informative