



LONDON BOROUGH OF  
RICHMOND UPON THAMES

ENVIRONMENT DIRECTORATE

PLANNING REPORT

Printed for officer by

Emer Costello on 17 March 2023

## Application reference: 23/0185/HOT

### TEDDINGTON WARD

Date application received	Date made valid	Target report date	8 Week date
23.01.2023	27.01.2023	24.03.2023	24.03.2023

**Site:**

24 Church Lane, Teddington, TW11 8PA,

**Proposal:**

Demolition of existing rear extension and erection of a new single storey full width extension.

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

**APPLICANT NAME**

mr Jared Griffiths

24 Church Lane

Teddington

Richmond Upon Thames

TW11 8PA

United Kingdom

**AGENT NAME**

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

**Consultations:**

**Internal/External:**

**Consultee**

**Expiry Date**

**Neighbours:**

1 Bychurch End, Teddington, TW11 8PS, - 27.01.2023  
 26 Church Lane, Teddington, TW11 8PA, - 27.01.2023  
 Flat 1 The Vicarage, Bychurch End, Teddington, TW11 8PS - 27.01.2023  
 5 Bychurch End, Teddington, TW11 8PS, - 27.01.2023  
 3 Bychurch End, Teddington, TW11 8PS, - 27.01.2023  
 22 Church Lane, Teddington, TW11 8PA, -  
 6 Bychurch End, Teddington, TW11 8PS, - 27.01.2023  
 4 Bychurch End, Teddington, TW11 8PS, - 27.01.2023  
 2 Bychurch End, Teddington, TW11 8PS, - 27.01.2023

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

Development Management

Status: WNA                                  Application:03/1442/HOT  
Date:24/06/2003                              Erection Of Single Storey Side And First Floor Rear Extension

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Development Management

Status: REF                                  Application:61/0613  
Date:08/08/1961                              The erection of shops and offices.

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Development Management

Status: REF                                  Application:22/0440/HOT  
Date:21/04/2022                              Part single, part two storey rear extension.

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Development Management

Status: PCO                                  Application:23/0185/HOT  
Date:                                              Demolition of existing rear extension and erection of a new single  
storey full width extension.

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Building Control

Deposit Date: 22.01.2004                      Enlarge opening between house and existing back addition, new  
rooflight in existing back addition and removal of chimney breast to  
within roof space at rear

Reference: 04/0126/BN

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Building Control

Deposit Date: 22.03.2004                      Replacement of one door.

Reference: 04/0564/IN

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Building Control

Deposit Date: 18.07.2007                      Alteration to chimney in loft area

Reference: 07/1562/BN

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**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): EMC

Dated: 21.03.23

**I agree the recommendation:**

Team Leader/Head of Development Management/Principal Planner

Dated: .....

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: .....RDA.....

Dated: .....24/03/23.....

<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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<b>Application Number</b>	23/0185/HOT
<b>Address</b>	24 Church Road, Teddington, TW11 8PA
<b>Proposal</b>	Demolition of existing rear extension and erection of a new single storey full width extension.
<b>Contact Officer</b>	Emer Costello
<b>Target Determination Date</b>	24/03/2023

**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 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 does not comply 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 a two storey end of terrace residential property on the western site of Church Lane. The property is within Teddington Village. It falls within the Stanley Road North Village Character Area in the Hampton Wick & Teddington Village Planning Guidance in the Teddington Ward.

The application site is designated as:

- Area Susceptible to Groundwater Flood - Environment Agency
- Article 4 Direction Basements
- Critical Drainage Area - Environment Agency
- Increased Potential Elevated Groundwater
- Teddington Town Centre Boundary Buffer Zone 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 100 chance - Environment Agency
- Risk of Flooding from Surface Water 1 in 30 chance - Environment Agency
- Surface Water Flooding (Area Susceptible to)
- Take Away Management Zone
- Stanley Road North Village Character Area 1 Hampton Wick & Teddington Village Planning Guidance
- Land Use Past Industrial

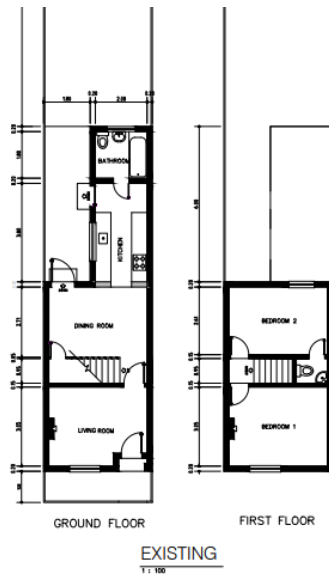


Figure 1. Existing Floor Plan

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

Demolition of existing rear extension and erection of a new single storey full width extension.

22/0440/HOT Part single, part two storey rear extension. Refused Permission 21/04/2022

#### Neighbour Amenity~

The proposed part single, part two storey rear extension would, by reason of its inappropriate design, scale, height and siting in close proximity to both site boundaries, represent an overbearing and dominant form of development detrimental to the residential and visual amenities of occupants of neighbouring residential properties, in particular No. 22 and No. 26 Church Lane. The proposal is therefore contrary to Policy LP8 of the Local Plan (2018) and the House Extensions and External Alterations SPD.

#### Character and Design ~

The proposed part single, part two storey rear extension by reason of their inappropriate design, scale, height, width, bulk and mass would result in an unsympathetic form of overdevelopment that would fail to harmonise with the existing terraced house No. 24 Church Lane, its adjoining neighbours No 22 & No 26 Church Lane to the detriment to its overall character and appearance. The scheme is therefore contrary to, in particular, NPPF Paragraphs 134, Policy LP1 of the Local Plan (2018), the aims and objectives in the House Extensions and External Alterations SPD and the Hampton Wick and Teddington Village Planning Guidance SPD (2017)

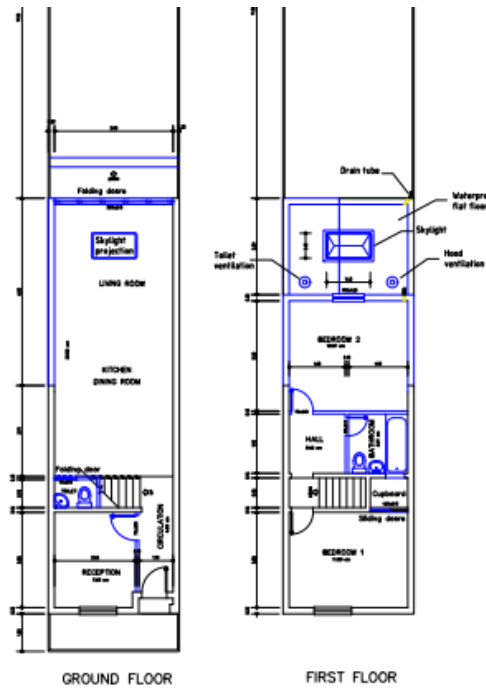


Figure 2. Proposed Ground and First Floor

03/1442/HOT Erection Of Single Storey Side And First Floor Rear Extension 02/05/2003

02/05/2003 Decided as No Further Action be Taken 24/06/2003  
 61/0613 The erection of shops and offices. 06/06/1961 06/06/1961 Refused  
 Permission 08/08/1961  
 Reasons for Refusal:

Reasons

- a) The proposal does not conform with the proposals contained in the County Development Plan in which the site is allocated for residential purposes.
- b) The proposal would be likely to interfere with the free flow of traffic in Broad Street owing to the lack of parking facilities within the site.
- c) The proposed building would by reason of its size and height, be prejudicial to the enjoyment of their properties by neighbouring residential occupiers.
- d) The proposal would not conform to the standards of daylighting adopted by the Local Planning Authority.
- e) No adequate provision is made within the site for parking and turning, loading and unloading, etc.
- f) The ratio of the floor area to the area of the site is in excess of the standard adopted by the Local Planning Authority and would result in overdevelopment of the site.

**4. CONSULTATIONS CARRIED OUT**

1. 1 Bychurch End, Teddington TW11 8PS
2. 26 Church Lane, Teddington TW11 8PA
3. Flat 1 The Vicarage, Bychurch End Teddington TW11 8PS
4. 5 Bychurch End, Teddington TW11 8PS
5. 3 Bychurch End, Teddington TW11 8PS

6. 22 Church Lane, Teddington TW11 8PA
7. 6 Bychurch End, Teddington TW11 8PS
8. 4 Bychurch End, Teddington TW11 8PS
9. 2 Bychurch End, Teddington TW11 8PS

The adjacent properties to the site boundary (No. 22 Church Lane to the north, 26 Church Lane to the south, Flat 1 the Vicarage & 1 – 6 Bychurch End to the rear) have been consulted. The full list of neighbours notified of this application are listed above.

One letter of support has been received.

- Supportive of the proposed works.
- The extension would not extend higher than the existing extension.
- Depth not excessive.

## 5. MAIN POLICIES RELEVANT TO THE DECISION

### NPPF (2021)

The key chapters applying to the site are:

Section 4: Decision-making

Section 12: Achieving well-designed places

Section 14: Meeting the challenge of climate change, flooding and coastal change

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 D4 – Delivering good design

Policy D12 – Fire Safety

Policy SI 12 – Flood risk management

Policy SI 13 – Sustainable drainage

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
Local Character and Design Quality	LP1
Amenity and Living Conditions	LP8
Local Environmental impact, Pollution and Land Contamination	LP10
Flood Risk and Sustainable Drainage	LP21

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 and Teddington Village Planning Guidance SPD (2017)

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:

Basement development – Planning Advice Note

## **6. AMENDMENTS**

A request was made on the 30 January 2023 to reduce the height of the proposed rear extension to 2.2m at the eaves. This was not followed. No revised drawings were received.

## **7. EXPLANATION OF OFFICER RECOMMENDATION**

The key issues for consideration are:

- Neighbour Amenity
- Character and Design
- Flood Risk
- Fire Safety

### **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.*

*The SPD outlines that “extensions that create an unacceptable sense of enclosure or appear overbearing when seen from neighbouring gardens or rooms will not be permitted”*

The host property contains a single storey rear extension which is circa 6m (d) with a pitched roof. This would be replaced with a single storey rear extension of the same depth but which would occupy the full width of the original dwelling house. It would be in excess of SPD guidelines.

The development would not contain side windows so privacy impacts are not anticipated on neighbouring properties.

### *No. 22 Church Road*

No. 22 Church Road is the neighbouring property to the north. This contains a two storey rear outrigger with a ground floor and a first floor flank window, window on the rear wall and a single storey rear extension.

The proposed single storey rear extension would not materially alter the existing site conditions given the existing long single storey rear extension which runs along the border



with No. 22 which is already circa 6m in depth. Side windows are not proposed so it would not have privacy neighbour amenity implications.

**No. 26 Church Road**

The adjoining property No. 26 Church Lane to the south contains a two storey rear outrigger with an adjoining single storey rear extension. On the ground floor No. 26's side wall of the outrigger contains a window serving a kitchen and glazed panelled doors on the rear serving a dining room. There are also glazed panelled doors on the rear wall.

There is a boundary wall which is acknowledged. The width of the existing single storey rear extension would be increased to run along the boundary with No. 26 at a depth of 6m and at a height in excess of 2.2m at the eaves at circa 3m with a flat roof.

It is considered that the single storey rear extension would be overbearing and dominant to an unacceptable degree upon No. 26 including overshadowing on their ground floor kitchen window. It would be contrary to the above SPD guidelines. This proposal is deemed contrary to LP8.

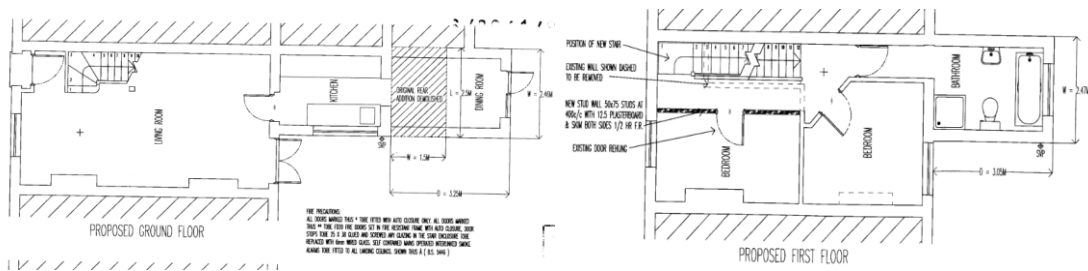


Figure 3. No. 26 Floor Plans Consented via 06/2941/PS192

**Character and Design**

NPPF (2021) Paragraph 134 sets out that “development that is not well designed should be refused, especially where it fails to reflect local design policies.”

*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. In order to achieve this, the following criteria must be assessed:*

- Compatibility with local character
- Sustainable design and construction
- Layout, siting and access
- Space between buildings
- Inclusive design, connectivity, permeability
- natural surveillance and orientation
- Suitability and compatibility of 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 House Extensions and Alterations SPD sets out general guiding design principles for householder extensions. Developments “a well-designed extension, which sympathetically complements the existing house and is in character with the neighbourhood.”

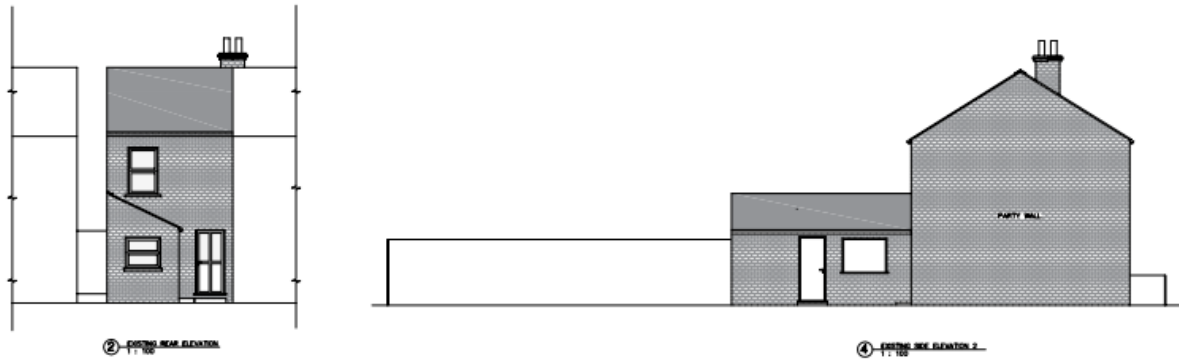


Figure 4. Existing Rear and Side Elevation

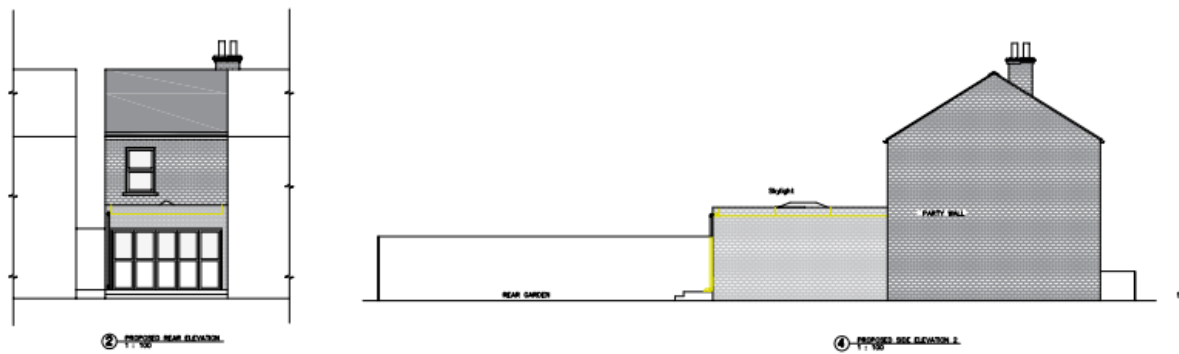


Figure 5. Proposed Rear and Side Elevation

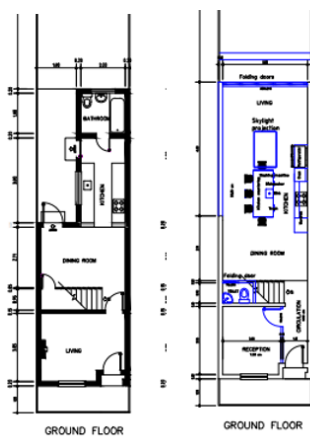


Figure 6. Existing and Proposed

It is recognised that the site benefits from an exiting single storey rear extension of 6m (d) according to the supplied drawings which is in excess of the above SPD guidelines. The increase in width of this extension to the full width of the house would be disproportionate to

the modest size of this end of terrace property. It would fail to harmonise with the host house or respect its original form.

It is noted that the adjacent properties benefit from rear extensions, however these are not the full width of their properties. The proposal is not considered acceptable in design terms and is deemed contrary to LP1.

### **Contamination**

Policy LP10 outlines that “the Council will seek to ensure that local environmental impacts of all development proposals do not lead to detrimental effects on the health, safety and the amenity of existing and new users or occupiers of the development site, or the surrounding land. These potential impacts can include, but are not limited to, air pollution, noise and vibration, light pollution, odours and fumes, solar glare and solar dazzle as well as land contamination.”

The site is on land classed as ‘past industrial’. The supplied Flood Risk Assessment by Groundsure Avista dated 18/12/2019 contains a section on land contamination. To ensure that any new occupants of the future proposed development would not be subject to land contamination, were this application to be acceptable a condition would also need to be applied requiring a Preliminary Risk Assessment (PRA) on the site. If contamination were to be discovered, further site investigation works and measures would be required.

### **Flood Risk**

London Plan Policy SI 13 Sustainable drainage outlines that “*B Development proposals should aim to achieve greenfield run-off rates and ensure that surface water run-off is managed as close to its source as possible. There should also be a preference for green over grey features, in line with the following drainage hierarchy: 1) rainwater use as a resource (for example rainwater harvesting, blue roofs for irrigation) 2) rainwater infiltration to ground at or close to source 3) rainwater attenuation in green infrastructure features for gradual release (for example green roofs, rain gardens) 4) rainwater discharge direct to a watercourse (unless not appropriate) 5) controlled rainwater discharge to a surface water sewer or drain 6) controlled rainwater discharge to a combined sewer. C Development proposals for impermeable surfacing should normally be resisted unless they can be shown to be unavoidable, including on small surfaces such as front gardens and driveways. D Drainage should be designed and implemented in ways that promote multiple benefits including increased water use efficiency, improved water quality, and enhanced biodiversity, urban greening, amenity and recreation.*”

LP 21 Flood Risk and Sustainable Drainage outlines that “*all developments should avoid, or minimise, contributing to all sources of flooding, including fluvial, tidal, surface water, groundwater and flooding from sewers, taking account of climate change and without increasing flood risk elsewhere.*”

The site is in an area of Surface Water Flood Risk. It is also in a Critical Drainage Area. A Flood Risk Assessment by Groundsure Avista dated 18/12/2019 has been supplied. Were this application to be acceptable, a condition would be applied requiring further information to ensure that the development would not pose a risk to surface water flooding or drainage.

### **Fire Safety**

London Plan Policy D12 requires the submission of a Fire Safety Statement on all planning applications. The need for a fire statement became a policy requirement with the recent adoption of the new London Plan. Policy D12A states:

In the interests of fire safety and to ensure the safety of all building users, all development proposals must achieve the highest standards of fire safety and ensure that they:

- 1) identify suitably positioned unobstructed outside space: a) for fire appliances to be positioned on b) appropriate for use as an evacuation assembly point*
- 2) are designed to incorporate appropriate features which reduce the risk to life and the risk of serious injury in the event of a fire; including appropriate fire alarm systems and passive and active fire safety measures*
- 3) are constructed in an appropriate way to minimise the risk of fire spread*
- 4) provide suitable and convenient means of escape, and associated evacuation strategy for all building users*
- 5) develop a robust strategy for evacuation which can be periodically updated and published, and which all building users can have confidence in*
- 6) provide suitable access and equipment for firefighting which is appropriate for the size and use of the development.*

A Fire Safety Statement has been submitted dated 27 Jan 2023. It is considered that this is adequate to meet the requirements of D12A.

The applicant is advised that alterations to existing buildings should comply with the Building Regulations. Were consent, to be granted, the permission would not be a consent under the Building Regulations for which a separate application would need to be made.

## **8. 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.

## **9. Reasons for Refusal**

22/0440/HOT Part single, part two storey rear extension. Refused Permission 21/04/2022

### **Neighbour Amenity~**

The proposed part single, part two storey rear extension would, by reason of its inappropriate design, scale, height and siting in close proximity to both site boundaries, represent an overbearing and dominant form of development detrimental to the residential and visual amenities of occupants of neighbouring residential properties, in particular No. 22 and No. 26 Church Lane. The proposal is therefore contrary to Policy LP8 of the Local Plan (2018) and the House Extensions and External Alterations SPD.

The removal of the first-floor addition is welcomed. However, the height of the single storey rear extension at 3m is deemed excessive. It is not considered that this reason for refusal has been addressed.

### **Character and Design ~**

The proposed part single, part two storey rear extension by reason of their inappropriate design, scale, height, width, bulk and mass would result in an unsympathetic form of overdevelopment that would fail to harmonise with the existing terraced house No. 24 Church Lane, its adjoining neighbours No 22 & No 26 Church Lane to the detriment to its overall character and appearance. The scheme is therefore contrary to, in particular, NPPF Paragraphs 134, Policy LP1 of the Local Plan (2018), the aims and objectives in the House Extensions and External Alterations SPD and the Hampton Wick and Teddington Village Planning Guidance SPD (2017)

Whilst the removal of the first floor aspect is a positive change to this proposal from the refused application 22/0440/HOT the combined height and depth is considered excessive on this plot for a terraced property. It is not considered that this reason for refusal has been fully addressed.

## 10. RECOMMENDATION

This recommendation is made following careful consideration of all the issues raised through the application process. For the reasons set out above, it is considered that the adverse impacts of allowing this planning application would significantly outweigh the benefits, when assessed against the policies in NPPF (2021) and Development Plan, when taken as a whole.

### Refuse planning permission for the following reasons

**Character and Design** ~ The proposed single storey rear extension by reason of its inappropriate design, scale, height, width, bulk and mass would result in an unsympathetic form of overdevelopment that would fail to harmonise with the existing terraced house No. 24 Church Lane, its adjoining neighbours No 22 & No 26 Church Lane to the detriment to its overall character and appearance. The scheme is therefore contrary to, in particular, NPPF Paragraphs 134, Policy LP1 of the LBRUT Local Plan (2018), the aims and objectives in the House Extensions and External Alterations SPD and the Hampton Wick and Teddington Village Planning Guidance SPD (2017)

**Neighbour Amenity**~ The proposed single storey rear extension would, by reason of its inappropriate design, scale, height and siting in close proximity to both site boundaries, represent an overbearing and dominant form of development detrimental to the residential and visual amenities of occupants of neighbouring residential properties, in particular No. 22 and Church Lane. The proposal is therefore contrary to Policy LP8 of the Local Plan (2018) and the House Extensions and External Alterations SPD.