



# PLANNING REPORT

## Application reference: 23/0143/HOT TEDDINGTON WARD

Date application received	Date made valid	Target report date	8 Week date
18.01.2023	20.01.2023	17.03.2023	17.03.2023

**Site:**

18 Twickenham Road, Teddington, TW11 8AG,

**Proposal:**

Part single, part two-storey side/rear extension at lower ground and ground floor levels with front elevation fenestration alteration.

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

**APPLICANT NAME**

Mr & Mrs Mike & Caroline Curran  
243 Stanley Road  
Twickenham  
TW2 5NL

**AGENT NAME**

Andrew Breathwick  
129 Kew Road  
Richmond  
TW9 2PN  
United Kingdom

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

**Consultations:**

**Internal/External:**

**Consultee**  
14D Urban D

**Expiry Date**  
06.02.2023

**Neighbours:**

- 23 Twickenham Road, Teddington, TW11 8AQ, - 23.01.2023
- 21 Twickenham Road, Teddington, TW11 8AQ, - 23.01.2023
- 16 Twickenham Road, Teddington, TW11 8AG, - 23.01.2023
- 13 Manor Road, Teddington, TW11 8BH, - 23.01.2023
- 11A Manor Road, Teddington, TW11 8BH, - 23.01.2023
- 15 Manor Road, Teddington, TW11 8BH, - 23.01.2023
- 13A Manor Road, Teddington, TW11 8BH, - 23.01.2023
- 20 Twickenham Road, Teddington, TW11 8AG, - 23.01.2023
- 11 Manor Road, Teddington, TW11 8BH, - 30.01.2023

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

Development Management

Status: GTD

Date: 23/08/1956

Application: 47/7400

Conversion of existing house into three units of living accommodation and erection of three garages.

Development Management

Status: GTD

Date: 27/03/1957

Application: 47/7889

Erection of six lock-up garages.

Development Management

Status: REF Application:21/3415/FUL  
 Date:01/02/2022 Reversion of existing building to 1No. single family dwelling from 3Nos. self-contained flats

Development Management  
 Status: WDN Application:22/1048/FUL  
 Date:30/09/2022 Reversion of existing building to 1No. single family dwelling from 3Nos. self-contained flats.

Development Management  
 Status: GTD Application:22/2998/PS192  
 Date:09/11/2022 Loft Conversion including creating a hip to gable and a rear dormer roof extension and removal of part of a chimney

Development Management  
 Status: CEGPD Application:22/3543/PDE  
 Date:03/01/2023 Single Storey Rear Extension (8.00m depth, 3.00m eaves height, 3.50m overall height).

Development Management  
 Status: PCO Application:23/0143/HOT  
 Date: Part single, part two-storey side/rear extension at lower ground and ground floor levels with front elevation fenestration alteration.

Appeal  
 Validation Date: 17.05.2022 Reversion of existing building to 1No. single family dwelling from 3Nos. self-contained flats  
 Reference: 22/0064/AP/REF **Appeal Allowed**

Building Control  
 Deposit Date: 09.09.2022 Conversion of premises comprising 3 self-contained flats to be reverted into a single family dwelling (shell only) comprising works to extend accommodation to the loft and refurbishment of existing lower ground space  
 Reference: 22/1613/BN

<b>Proposal</b>	Lower-ground floor rear extension in matching materials (it is noted that the bulk of it has been approved under the application reference: 22/3543/PDE). Ground-floor rear extensions in matching materials. Fenestration and doors additions and alterations (this includes the replacement of a secondary door opening to the front with a window opening) and additions of roof lights.
<b>Site description / key designations</b>	The application site is currently occupied by a two-storey detached locally listed dwellinghouse (BTM) that is not located in a conservation area. This application site is located on the eastern side of Twickenham Road, Teddington Village, Teddington Ward, and was originally subdivided into 3 Nos. self-contained flats. The application property is sited in an: <ul style="list-style-type: none"> <li>• Area of Archaeological Priority (Site: Teddington);</li> <li>• Area Susceptible to Groundwater Flood;</li> <li>• Critical Drainage Area; and</li> <li>• Floodzone 3.</li> </ul>
<b>Relevant Planning History</b>	22/2998/PS192 - Loft Conversion including creating a hip to gable and a rear dormer roof extension and removal of part of a chimney - Granted 09/11/2022.

	22/3543/PDE - Single Storey Rear Extension (8.00m depth, 3.00m eaves height, 3.50m overall height) - Granted 03/01/2023.
<b>Policies</b>	<p>The proposal has been considered having regard to the policies within the London Plan and the Council's Local Plan, in particular:</p> <p><b>London Plan (2021):</b></p> <ul style="list-style-type: none"> <li>• D12 Fire Safety</li> </ul> <p><b>Local Plan (2018):</b></p> <ul style="list-style-type: none"> <li>• LP 1 Local Character and Design Quality</li> <li>• LP 4 Impact on Amenity and Living Conditions</li> <li>• LP 7 Archaeology</li> <li>• LP 8 Amenity and Living Conditions</li> <li>• LP 21 Flood Risk and Sustainable Drainage</li> </ul> <p><b>Supplementary Planning Documents:</b></p> <ul style="list-style-type: none"> <li>• House Extensions and External Alterations SPD (2015)</li> <li>• Hampton Wick &amp; Teddington Village Planning Guidance SPD (2017)</li> <li>• Buildings of Townscape Merit SPD (2015)</li> </ul>
<b>Consultee</b>	<b>Conservation Officer:</b> objects to the proposed scheme (comments summarised in the main body of this report).
<b>Material representations</b>	Nos. 16 and 18 Twickenham Road support the proposal.
<b>Amendments</b>	The changes suggested by the Conservation Officer were presented to the applicant, but these were not accepted. Although the changes would have improved the scheme, it is not considered that the current drawings would warrant refusal.
<b>Professional comments</b>	<p>The proposal has been assessed in relation to the following issues:</p> <ul style="list-style-type: none"> <li>• Design and Visual Amenity/BTM</li> <li>• Archaeology</li> <li>• Neighbour Amenity</li> <li>• Flooding</li> <li>• Fire Safety</li> </ul> <p><b>Design and Visual Amenity/BTM</b></p> <p>Paragraph 203 of the NPPF (2021) underlines '<i>the effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.</i></p> <p>Policy LP 1 'Local Character and Design Quality' requires that all development to be of high architectural quality demonstrating a thorough understanding of the site and how it relates to its existing context, including character and appearance, and take opportunities to improve the quality and character of buildings, spaces and the local character. Development must respect, contribute to and enhance the local environment and character.</p> <p>Policy LP 4 'Non-Designated Heritage Assets' of the Local Plan underlines that the Council will seek to preserve, and where possible enhance, the significance, character and setting of non-designated heritage assets, including Buildings of Townscape Merit, memorials, particularly war memorials, and other local historic features. There</p>

<p>will be a presumption against the demolition of Buildings of Townscape Merit.</p> <p>The Councils SPD (2015) relating to House Extensions and External Alterations encourages the retention of the original form of the host property and any alterations should enhance the quality of the building. The original appearance should always be the reference point when considering any changes.</p> <p>The SPD (2015) states that an extension 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.</p> <p>The SPD (2015) underlines that it is preferable to use the same kind of window throughout, with the proportions and sizes of new window openings generally echoing those of the main house.</p> <p>The SPD (2015) also underlines that it is preferable that roof lights are flush with the existing roof (conservation type) and that they are carefully placed to line up with the windows on the floor below.</p> <p>The hosting BTM is Edwardian in character in red brick with decorative brick bandings, original sash timber windows, and a prominent double storey front projecting bay with a gable above. Other features include a traditional open front porch, a ground floor canted bay window, a first-floor oriel window, roof finials and two chimney stacks. The plot is on uneven land which slopes to the east, meaning that the building has split levels with the basement level open as a lower ground floor to the rear.</p> <p>The lower ground floor rear extension is acceptable in principle given its fallback position (application reference: 22/3543/PDE).</p> <p>It is acknowledged that glimpses of the ground-floor rear extensions would be appreciated from the Twickenham Road street scene, namely from the gap between the host property and No. 16 Twickenham Road, however, it is considered that their scale would be accommodated by the original scale of the BTM and not dominate it. Furthermore, their materiality and detailing, as appreciated from the street scene, would be sympathetic to the locally listed structure in harmony with its original character and appearance. This would be further the case given the chosen covering, pitched roof, sited on top of all three ground-floor extensions, enhancing their sense of belonging to the host BTM, that along with the above, would mitigate the Consultee's concerns.</p> <p>It is acknowledged that the Consultee has concerns in terms of the ground-floor rear extensions' design as appreciated from the rear garden of the dwelling. However, this is not considered warranting a refusal. This is because the variations in width and depth that the three ground-floor rear extensions would present, would not be incongruous with the character and appearance of the host BTM given their subservience scale, mass and size and use of matching materials and detailing. In addition, these variations would not be appreciated from the street scene.</p> <p>Fenestration and doors additions and alterations are considered to be overall in line with the character and appearance of the host BTM.</p>
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	<p>The proposed roof lights could be implemented under Permitted Development Rights, the so-called fallback position, as well as they would appear to be commonly used in the street scene and not changing the overall character and appearance of locally listed structure.</p> <p>As such, in these specific circumstances, a departure from the Consultee's comments is justified, and it considered that the extensions would preserve BTM. As such, the proposals are considered acceptable in Design and Visual Amenity, complying with Policies LP 1 and LP 4 of the Local Plan (2018) and the SPD on Housing Extensions and External Alterations (2015).</p> <p><b>Archaeology</b></p> <p>Policy LP 7 'Archaeology' states that the Council will seek to protect, enhance and promote its archaeological heritage (both above and below ground), and will encourage its interpretation and presentation to the public. It will take the necessary measures required to safeguard the archaeological remains found, and refuse planning permission where proposals would adversely affect archaeological remains or their setting.</p> <p>The extensions, being additions to an existing dwelling part of an established built-up area, would not exacerbate current impacts on Archaeology, complying with Policy LP 7 of the Local Plan (2018).</p> <p><b>Neighbour Amenity</b></p> <p>Policy LP 8 'Amenity and Living Conditions' requires all development to <i>"protect the amenity and living conditions for the occupants of new, existing, adjoining and neighbouring properties"</i>. The policy also seeks to <i>"ensure that proposals are not visually intrusive or have an overbearing impact as a result of their height, massing or siting, including through creating a sense of enclosure"</i>.</p> <p>The House Extensions and External Alterations SPD (2015) advises that extensions that create <i>"an unacceptable sense of enclosure or appear overbearing when seen from neighbouring gardens or rooms will not be permitted"</i>.</p> <p>As stated above, the bulk of the lower ground floor rear extension has been approved under the application reference: 22/3543/PDE, also a fallback position in terms of loss of amenity.</p> <p>Turning to the ground-floor rear extensions, their setbacks from the shared boundaries with the neighbouring properties at Nos. 16 and 20 Twickenham Road would offset their depth and height and, as such, they would not result in significant impacts in terms of loss of light and overbearing issues.</p> <p>Exacerbated overlooking issues beyond the ones already experienced on site could be caused by the repositioning an upper floor secondary side window serving a bedroom space. Concerns in this regard could be addressed by a reasonable and necessary conditions requiring the use of an obscured-glazed window non-openable below 1.7 metres above the relevant floor level.</p> <p>Subject to the above, the proposal would not adversely impact the neighbouring properties in terms of loss of light, overbearing and overlooking, therefore such proposal is considered to meet the aims and objectives of Policy LP 8 of the Local Plan (2018) and the House Extensions and External Alterations SPD (2015).</p> <p><b>Flooding</b></p> <p>Policy LP 21 'Flood Risk and Sustainable Drainage' requires that <i>"all developments should avoid, or minimise, contributing to all sources</i></p>
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	<p><i>of flooding, including fluvial, tidal, surface water, groundwater and flooding from sewers, taking account of climate change and without increasing flood risk elsewhere”.</i></p> <p>The submitted Flood Risk Assessment states that the proposal would be set no lower than the existing floor level and consequently such proposal would not increase flood risk. This would therefore be in line with Policy LP 21 of the Local Plan (2018).</p> <p><b>Fire Safety</b></p> <p>The Fire Safety Strategy received is considered sufficient to satisfy Policy D12 of the London Plan (2021), therefore, a compliance condition is attached.</p> <p>The applicant is advised that 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.</p>
<p><b>Recommendation</b></p>	<p>It is recommended that the application reference 23/0143/HOT be granted approval subject to conditions and</p>

**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): GAP Dated: 21/03/2023

**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: .....24/03/2023.....

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

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**SUMMARY OF CONDITIONS AND INFORMATIVES**

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**CONDITIONS**

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**INFORMATIVES**

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