

# PLANNING REPORT

Printed for officer by

Jack Morris on 28 March 2023

## Application reference: 23/0223/HOT TEDDINGTON WARD

Date application received	Date made valid	Target report date	8 Week date
25.01.2023	25.01.2023	22.03.2023	22.03.2023

**Site:**

62 Church Road, Teddington, TW11 8EY,

**Proposal:**

Single storey side and rear extension including the relocation of a front gate and fence

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

**APPLICANT NAME**

Mr A O Donnell  
62 Church Road  
Teddington  
Richmond Upon Thames  
TW11 8EY

**AGENT NAME**

Mr George Guest  
7 Ayres Court  
74 New Church Road  
London  
SE5 7FA

**DC Site Notice:** printed on 26.01.2023 and posted on 03.02.2023 and due to expire on 24.02.2023

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

14D Urban D

**Expiry Date**

09.02.2023

**Neighbours:**

9 Boucher Close, Teddington, TW11 8PR, - 26.01.2023  
8 Boucher Close, Teddington, TW11 8PR, - 26.01.2023  
5 Luther Mews, Teddington, TW11 8JR, - 26.01.2023  
64 Church Road, Teddington, TW11 8EY, -  
60 Church Road, Teddington, TW11 8EY, - 26.01.2023

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

Status: PCO

Date:

Application: 23/0223/HOT

Single storey side and rear extension including the relocation of a front gate and fence

Building Control

Deposit Date: 04.05.1995

Reference: 95/0489/BN

Re-slating of roof

Building Control

Deposit Date: 20.09.2004

Loft conversion and ground floor extension

Reference: 04/1930/FP

Building Control

Deposit Date: 19.11.2004 Loft conversion and ground floor extension

Reference: 04/1930/RS1/FP

Building Control

Deposit Date: 16.12.2014 Installed Dik Geurts: Keld Low Installed Generic: Flue Liner

Reference: 15/HET00097/HETAS

<b>Application Number</b>	23/0223/HOT
<b>Address</b>	62 Church Road Teddington TW11 8EY
<b>Proposal</b>	Single storey side and rear extension including the relocation of a front gate and fence
<b>Contact Officer</b>	JMO
<b>Target Determination Date</b>	22/03/2023

## 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 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

62 Church Road Teddington is a late 19th century semi-detached house within the Church Road Conservation Area. It is two storeys, fronted in red brick with stock brick sides and rear, under a gabled slate roof. To the front is a canted bay window with white-painted mullions with moulded decoration, and recessed entrance door with white-painted door surround with similar moulded decoration. Other architectural details include a white-painted string course at first floor level, decorative brickwork to the cornice, and large, white-painted stone lintels with key-stone detail above the first-floor windows. To the rear is an original two-storey rear outrigger, further single-storey outrigger, and 20th century lean-to extension to the side.

No.62 forms a pair with no.60 and together they form part of the wider streetscape of Church Road, a Victorian and Edwardian mixed commercial and residential street. Situated at the northern end. No.62 is surrounded by predominantly residential buildings; while there is some variation in materials, there is general consistency in height (two storeys) and form. The special interest of no.62 is derived from its architectural style and surviving original features, close visual relationship with no.60, and contribution to the wider streetscape and character of Church Road.

The application site is situated within Teddington and is designated as:

- Area Proposed For Tree Planting (Site: 17/1/97)
- Area Susceptible To Groundwater Flood - Environment Agency (Superficial Deposits Flooding - >= 75% - SSA Pool ID: 337)
- Article 4 Direction Basements (Article 4 Direction - Basements / Ref: ART4/BASEMENTS / Effective from: 18/04/2018)
- Conservation Area (CA85 Church Road)
- Critical Drainage Area - Environment Agency (Teddington [Richmond] / Ref: Group8\_006 / )
- Increased Potential Elevated Groundwater (GLA Drain London)

- Main Centre Buffer Zone (Teddington Town Centre Boundary Buffer Zone - A residential development or a mixed use scheme within this 400 metre buffer area identified within the Plan 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 1000 chance - Environment Agency (RoFSW Extent 1 In 1000 year chance - SSA Pool ID: 47770)
- Surface Water Flooding (Area Less Susceptible to) - Environment Agency ()
- Surface Water Flooding (Area Susceptible to) - Environment Agency ()
- Take Away Management Zone (Take Away Management Zone)

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

The proposal seeks to erect a single storey side and rear extension to the host dwelling.

There is no relevant planning history associated with the site.

### **4. CONSULTATIONS CARRIED OUT**

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

A letters of objection were received on 09/02/2023. The content is outlined below:

- Site/ Block plan incorrect.
- Impact upon Light – The proposed extension's height would reduce light to the adjoining lean to extension and the windows/ doors leading from it. The structure appears to be timber framed and finished using glass and an opaque plastic roof.
- Enclosure – The structure would be overbearing from within the lean to structure.

In response to these concerns a light impact assessment was submitted the Council on 21/03/2023. The same neighbour submitted another letter of objection after this was uploaded outlining that they believe their original concerns have not been met as light would still be lost though the opaque roof of the lean to. The neighbour has stated that the extensions should also be reduced in size.

As the property is within the Church Road Conservation area the Council's conservation officer was consulted. Their comments have been outlined below:

- The proposed extension is considered to be acceptable. The side return element is set well back from the front elevation and would be both subservient to the main building and have a limited impact on views of the front of the house.
- It would also be largely screened by the existing side access gate, the movement of which is also acceptable as it would facilitate this.
- Stock brick is considered to be an appropriate material as the extension would be clearly identifiable as a subservient, ancillary structure to the main building. The proposed dog-tooth detail and soldier brick courses to the front would add architectural interest and help to further integrate the extension with the main house.
- The proposed extension is largely confined to the rear of the building and only the side return element would be partially visible above the side access gate. This would be subservient to the main house and integrate well. Therefore, it would cause no harm to the character or appearance of the Church Road Conservation Area.

### **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
- D12 Fire Safety
- HC1 Heritage conservation and growth

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 Designated Heritage Assets	LP3	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**

- House Extension and External Alterations
- Village Plan – Teddington

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:

- Church Road Conservation Area Statement
- Church Road Conservation Area Study

**Determining applications in a Conservation Area**

In considering whether to grant planning permission with respect to any buildings or other land in a conservation area, Section 72 of the Planning (Listed buildings and Conservation Areas) Act 1990 requires that special attention shall be paid to the desirability of preserving or enhancing the character or appearance of the Conservation Area. In this context, "preserving", means doing no harm.

To give effect to that duty, decisions of the court have confirmed that for development proposed to be carried out in a conservation area, a decision-maker should accord "considerable importance and weight" to the desirability of preserving or enhancing the character or appearance of the conservation area, when weighing this factor in the balance with other material considerations which have not been given this special statutory status. This creates a strong presumption against granting planning permission where harm to the character or appearance of a conservation area is identified. The presumption can be rebutted by material considerations powerful enough to do so.

In applications where the decision-maker is satisfied that there will be no harm to the character or appearance of a conservation area, the statutory presumption against granting planning permission described above falls away. In such cases the development should be permitted or refused in accordance with the policies of the development plan and other material considerations.

## 6. EXPLANATION OF OFFICER RECOMMENDATION

The key issues for consideration are:

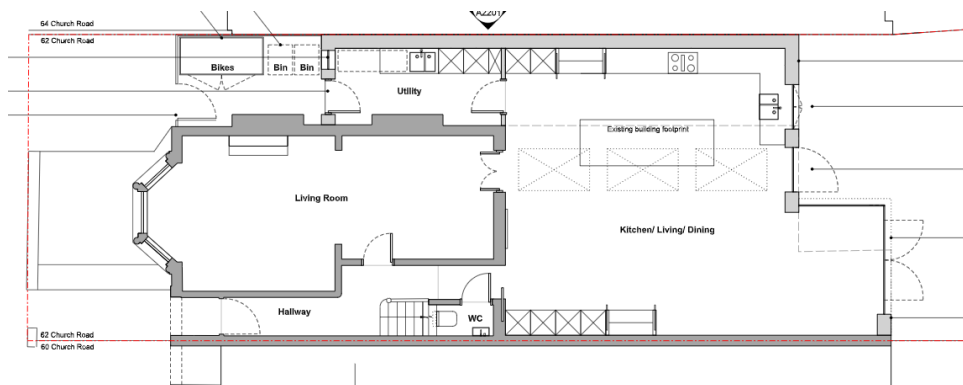
- i Design and impact on heritage assets
- ii Impact on neighbour amenity
- iii Fire Risk

### 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.*

The proposal seeks to erect a side and rear infill extension that would adjoin the property's existing outrigger/lean-to addition. It would have a total depth at the side of approx. 13.6m and width of 7.3m. The extension would be covered by a flat roof with a maximum height of 3.15m and feature three flat rooflights. The extension would be finished using London stock brickwork, two windows, three doors, and a large glazing panel.



While considered generous, the proposal's overall height is not thought to appear dominating given it would remain below the cill line of the first floor windows and the use of modern fenestration to the rear ensures that it would appear as a legibly subservient addition to the host property. Notwithstanding this, the use of brickwork to match the host dwelling ensures that it would not amount to an uncharacteristic addition when viewed next to the neighbouring dwellings from the rear. It is acknowledged that the extension's siting to the side of the property means that it would be visible from the street views from Church Road. Whilst so, it is considered that by virtue of its generous set back from the front elevation, by approx. 3.6m, use of materials to match, and setting behind an existing side gate with a height of approx. 2m ensures that it would not have a detrimental impact upon the character and appearance of the wider streetscape.

Paragraph 199 of the NPPF states 'When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.

Paragraph 202 of the NPPF states 'Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal'. In this instance, the proposal would have a neutral impact upon the

overall harm to the setting, character and appearance of the conservation area. It would therefore preserve the character and appearance of the conservation area.

In view of the above, the proposal complies with the aims and objections of policies LP1, LP3 of the Local Plan.

## **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 SPD on House Extensions and External Alterations notes that generally an extension of 3.5m in depth for a semi-detached property will be acceptable. Where the proposed extension seeks a larger depth, the eaves should be reduced 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.*

Immediately adjoining the host dwelling are numbers 60 and 64 Church Road to the south and north respectively. Given their proximity to the host dwelling, the impact of development is likely to affect these neighbours most. Whilst so, where appropriate the wider neighbouring area will also be assessed.

Given the proposed extension would not exceed the rear-most elevation of number 60, there would be no increased sense of overbearing or enclosure to the occupants of this dwelling. There would be no significant impacts and the rear extension and its relationship with the neighbour is quite normal in such a setting.

With regard to n.64, the proposed extension would be built along the common boundary with this neighbour for approx. 11.4m. Therefore, the combination of this depth and generous eaves height is greater than normally sought when applying the SPD guidance as outlined above. However, it should be noted that the final test of acceptability is dependent on the specific circumstances of the site and when referring to depths of extension the extent of additional and rear projection beyond a neighbouring property is also an important consideration. In this instance, the extension would adjoin an existing infill extension at n.64. Whilst there is no planning history to indicate when the structure was built, historic aerial imagery indicates it to have been erected in the late 1980s. The structure appears to be timber framed with polycarbonate sheet roofing and glass to the front and a breeze block wall along the common boundary with the host dwelling.

Both neighbour objection letters came from n.64 and largely concerned a reduction of light and increased sense of overbearing. As such, particular regard will be paid to these concerns within the following assessment. Firstly, with regard to concerns of overbearing, it is not considered that the proposal would result in a new sense of overbearing, or a significantly greater sense, given it would not exceed the rear elevation of the neighbouring dwelling and any concern for overbearing felt within the lean to is negated given the extension would not be visible from internal spaces. In response to concerns raised with regard to loss of light as a result of the extension, the agent for the case submitted a light assessment report. The report concluded that the scheme would have a neutral impact upon the light levels enjoyed within the rear garden. In addition, the proposal was found to meet all BRE guidelines for loss of daylight and sunlight to the internal rooms of n.64. Furthermore, it is noted that the rear elevation of the proposal would be set approx. 2.3m behind the rear elevation of the neighbouring lean to extension, therefore the light from these windows and the roof would be unaffected. If the neighbour had not already constructed an infill extension there may have been a case to seek the reduction of the proposed eaves height along the shared side boundary. However, given the relationship between the proposed extension and the existing extension at n.64, this was not considered to be a reasonable or necessary request in this instance. Any such lowering of the height in this instance would only have minimal benefits in relation to reducing any visual intrusion or loss of light.

With regard to privacy and overlooking, it is considered that by virtue of the proposed fenestration being set behind the existing boundary treatment and the rooflights being set well above head height there would be no increase in overlooking compared to the current situation.

In view of the above, the proposal complies with the aims and objections of policy LP8 of the Local Plan and the SPD.

### **iii Fire Risk**

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

A Fire Safety Strategy was provided with the application. The applicant is advised materials and arrangement would need to be Building Regulations compliant, and all 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.

Overall, the scheme can therefore be considered consistent with the 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. In making this recommendation consideration has been had to the statutory duties imposed by the Planning (Listed Buildings and Conservation Areas) Act 1990 and the requirements set out in Chapter 16 of the NPPF.

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**

### **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  YES  NO

Case Officer (Initials): JMO

Dated: 28/03/2023

**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: .....30/03/2023.....

<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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U0076542	Composite Informative
U0076543	NPPF APPROVAL - Para. 38-42