

Application reference: 23/0265/FUL
TEDDINGTON WARD

Date application received	Date made valid	Target report date	8 Week date
30.01.2023	06.02.2023	03.04.2023	03.04.2023

Site:

1 Doone Close, Teddington, TW11 9AG

Proposal:

New single storey rear extension to existing Ground Floor maisonette

APPLICANT NAME

Mr Matthew Gilbody
1 Doone Close
Teddington
London
TW11 9AG

AGENT NAME

DC Site Notice: printed on 07.02.2023 and posted on 07.02.2023 and due to expire on 28.02.2023.

Neighbours:

47 Station Road, Teddington, TW11 9AA, - 07.02.2023
52 Blackmores Grove, Teddington, TW11 9AF, - 07.02.2023
50 Blackmores Grove, Teddington, TW11 9AF, - 07.02.2023
48 Blackmores Grove, Teddington, TW11 9AF, - 07.02.2023
46 Blackmores Grove, Teddington, TW11 9AF, - 07.02.2023
44 Blackmores Grove, Teddington, TW11 9AF, - 07.02.2023
42 Blackmores Grove, Teddington, TW11 9AF, - 07.02.2023
40 Blackmores Grove, Teddington, TW11 9AF, - 07.02.2023
38 Blackmores Grove, Teddington, TW11 9AF, - 07.02.2023
3 Doone Close, Teddington, TW11 9AG, - 07.02.2023
7 Doone Close, Teddington, TW11 9AG, - 07.02.2023
5 Doone Close, Teddington, TW11 9AG, - 07.02.2023

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

Development Management

Status: PDE

Application: 23/0265/FUL

Date:

New single storey rear extension to existing Ground Floor maisonette

Building Control

Deposit Date: 04.01.2007

4 Windows 2 Doors

Reference: 07/07103/FENSA

Application Number	23/0265/FUL
Address	1 Doone Close, Teddington TW11 9AG
Proposal	New single storey rear extension to existing Ground Floor maisonette
Contact Officer	Nikita Gleeson
Legal Agreement	NO

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 viewed photos of the site, 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 site is located at the end of a cul-de-sac on Doone Close. It is located a short distance from Teddington Station to the south-west. Teddington High Street is north of the site and within walking distance. The immediately surrounding properties are medium density residential housing, characterised by two storey houses divided into maisonettes, and terraced houses.

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

- Area susceptible to ground water flood – Environment Agency
- Article 4 direction – Basements
- Community infrastructure levy band – Low
- Main centre buffer zone (Teddington Town Centre Boundary Buffer Zone)
- Character Area 6: Udney Park Road and Surrounds – Area 6 Hampton Wick & Teddington Village

3. DESCRIPTION OF THE PROPOSAL AND ANY RELEVANT PLANNING HISTORY

The proposal relates to a ground floor maisonette within a block of four (4) maisonettes finished with mixed-stock red brick. It has a pitched roof and portions of white render.

Each property has a private garden at the rear of the building, with the subject property (No. 1) having direct ground floor access into the garden. The upstairs maisonette (No. 3) has a gated garden to the east that is accessed via a communal pathway.

A development application has concurrently been submitted to the Council for a similar rear extension to the adjoining maisonette to the west (No. 5) which would involve an extension of the same depth into the adjoining garden on the western side. The reference number for this application is 23/0585/FUL. It is proposed to share a party wall with this adjoining neighbour and Certificate B has been provided.

This subject application seeks to construct a 3.5m extension that is built-to-boundary within the garden, with a height of 3.075m and a flat roof. The extension is proposed to be finished in brickwork to match the existing building. Double glazed French doors are proposed to provide access from the extension to the garden. A single side access door is proposed from the extension on the eastern side onto the shared access pathway under No. 3.

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.

No letters of representation were received.

5. MAIN POLICIES RELEVANT TO THE DECISION

NPPF (2021)

The key chapters applying to the site are:

- 4. Decision-making
- 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

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	Ne
Impact on Amenity and Living Conditions	LP8	Yes	Ne
Impact on Flood Risk and Sustainable Drainage	LP21	Yes	Ne

These policies can be found at

https://www.richmond.gov.uk/media/15935/adopted_local_plan_interim.pdf

Supplementary Planning Documents

- House Extension and External Alterations
- Village Plan – Hampton Wick and Teddington – Character Area 6: Udney Park Road and Surrounds

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
- 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 safety
- iv Flood risk

Issue i – Design

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 proposed addition is designed to comprise an obvious modern addition by using a flat roof and large, modern glazed doors. The brickwork is proposed to match the existing building, providing a harmonious contribution to the character of the site and its area. As such, the requirements of Policy LP1 and the SPD on House Extensions and External Alterations are considered to be met.

Issue ii – Impact on Neighbour Amenity

Policy LP 8 Amenity and Living Conditions in the Local Plan 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.

A single storey rear extension is proposed to a ground floor maisonette only, with a depth of 3.5m and height of 3.075m to the eaves. The proposed size and scale of the extension is acceptable given the setting, noting that the site benefits from a large backyard. The adjoining neighbour (No. 7) is located upstairs, and the extension would not cause overlooking into their internal space. There are no windows positioned to overlook into the adjoining gardens and impact upon amenity and sunlight in private open spaces will be negligible.

Overall, having regard to its siting, design, scale and materiality, it is considered that the proposal would not impact the material amenity of neighbouring properties and no objections have been raised in this regard. It is in keeping with the local area and does not have the ability to detract from the streetscape. As such, the scheme proposed complies with LP1 and LP8.

Issue iii – Fire safety

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

A Fire Safety Strategy was received by Council on 6 February 2023 from the applicant. A condition will be included to ensure this is 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. 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 this Policy D12 of the London Plan.

Issue iv - Flood Risk

Policy LP 21 in the Local Plan identifies 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 identified within Flood Zone 1 and the Critical Drainage Area. Policy LP 21 identifies that this area has no land use restrictions, and the sequential test and exception test are not applicable. A Flood Risk Assessment is required where there is evidence of a risk from other sources of flooding, including surface water and sewer flooding.

A Flood Risk Assessment Report was received by Council from the applicant on 7 February 2023 which addresses the necessary criteria set out in the policy. It is proposed that the new floor levels will match that of the existing dwelling.

The following resilience and flood proofing measures have been proposed:

- Inclusion of an appropriate drainage system,
- New external doors with weather seals raised from the external ground level by 250mm,
- New external walls and floors to be constructed with DPC and DPM, to be lapped together to provide waterproofing.

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.

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

This application requires a Legal Agreement YES NO

This application has representations online YES NO

Case Officer (Initials):NGL.....

Dated:23/03/2023.....

I agree the recommendation:-A Vedi

Team Leader/Head of Development Management/Principal Planner

Dated: ...19/04/2023.....

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:

SUMMARY OF CONDITIONS AND INFORMATIVES

CONDITIONS

INFORMATIVES

IL25D	NPPF APPROVAL - Para. 38-42
U0076369	Composite informative