

Application reference: 23/0549/HOT TEDDINGTON WARD

Date application received	Date made valid	Target report date	8 Week date
01.03.2023	08.03.2023	03.05.2023	03.05.2023

Site:

19 Luther Road, Teddington, TW11 8PU,

Proposal:

Erection of a single storey rear extension. Replacement of existing windows on front elevation, with bay window on ground floor and sash windows on first floor.

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

APPLICANT NAME

Mr Claudio Borges
19 Luther Road
Teddington
Richmond Upon Thames
TW11 8PU
United Kingdom

AGENT NAME

Mr Sean Weston
Unit 15, Teddington Business
Park
Station Road
Teddington
TW11 9BQ
United Kingdom

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

Consultations:

Internal/External:

Consultee

Expiry Date

Neighbours:

2 Luther Mews, Teddington, TW11 8JR, - 08.03.2023
3 Luther Mews, Teddington, TW11 8JR, - 08.03.2023
21 Luther Road, Teddington, TW11 8PU, - 08.03.2023
17 Luther Road, Teddington, TW11 8PU, - 08.03.2023

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

Development Management

Status: GTD Application: 80/1082
Date: 21/10/1980 Erection of part single, part two storey rear extension.

Development Management

Status: PDE Application: 23/0549/HOT
Date: Erection of a single storey rear extension. Replacement of existing windows on front elevation, with bay window on ground floor and sash windows on first floor.

Development Management

Status: GTD Application: 23/0550/PS192
Date: 15/03/2023 Rear dormer roof extension

Building Control

Deposit Date: 21.01.2008 6 Windows 2 Doors

Reference: 08/FEN00291/FENSA

Building Control

Deposit Date: 18.01.2008 Installed a Gas Boiler

Reference: 08/COR00402/CORGI

Application Number	23/0549/HOT
Address	19 Luther Road, Teddington TW11 8PU
Proposal	Erection of a single storey rear extension. Replacement of existing windows on front elevation, with bay window on ground floor and sash windows on first floor.
Contact Officer	Alice Murphy
Target Determination Date	03/05/2023

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 considering 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 provides for a two-storey mid-terrace dwellinghouse on the north side of Luther Road, Teddington.

The application site is situated within Character Area 1 of the Hampton Wick and Teddington Village Planning Guidance and is designated as:

- Article 4 Direction – restricting basement development
- Area susceptible to groundwater flooding – Environment Agency
- Critical Drainage Area – Environment Agency
- Increased Potential Elevated Groundwater
- Main Centre Buffer Zone – Teddington Town Centre
- Surface Water Flooding (Area Less Susceptible to) - Environment Agency
- Risk of Flooding from Surface Water 1 in 100 chance - Environment Agency
- Risk of Flooding from Surface Water 1 in 1000 chance - Environment Agency

3. DESCRIPTION OF THE PROPOSAL AND ANY RELEVANT PLANNING HISTORY

The application seeks to construct a single storey rear extension as well as replacing the existing windows on the front elevation of the property.

Relevant planning history for the subject site includes:

- **23/0550/PS192** – Rear dormer roof extension. **Granted.**
- **80/1082** - Erection of part single, part two storey rear extension. **Granted.**

4. CONSULTATIONS CARRIED OUT

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

One representation was received from a neighbouring property. This outlined the following issues:

- Existing building involves asbestos construction
- With recent building work at no.13 and no.15, a lead water pipe was found connecting the property mains. This can easily be replaced with plastic pipe.

The above points are noted however neither are material planning considerations and cannot be considered in the assessment of the application. Design and neighbour amenity issues are discussed below.

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

London Plan (2021)

- Policy D4 – Delivery good design
- Policy D12 – Fire Safety
- Policy S112 – Flood Risk Management
- Policy S113 – Sustainable Drainage

These policies can be found at: 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	No
Impact on Amenity and Living Conditions	LP8	Yes	No
Flood Risk	LP21	Yes	No

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
- Hampton Wick and Teddington Village Planning Guidance

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:
- 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 Flood Risk
- iv Fire Safety

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.

The SPD on House Extensions and External Alterations notes that generally an extension of 3m in depth for a terraced dwellinghouse 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. The SPD also specifies:

- *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.*

- *The overall shape, size and position of rear and side extensions should not dominate the existing house or its neighbours. They should harmonise with the original appearance, which should be taken as the starting point for any future changes.*
- *The extension is made to appear as an obvious addition which is subordinate to the main structure.*

A single storey rear extension is proposed. This will measure approximately 2m past the rear elevation and will be the full width of the site. The extension will continue the character of the existing extensions and will be no higher than the existing ground floor infill extension.

A roof light is proposed on the flat roof of the extension. Materials proposed do not directly match the existing, specifically the existing rear elevation is white render and light render and light reconstituted stone is proposed. Given siting at ground floor rear this is considered acceptable and the extension will appear as an obvious addition.

The replacement first floor rear windows are of a similar character to those existing, however dark aluminium frames are proposed. Whilst these are not usually acceptable, these are proposed on the rear elevation only and will not be visible from the street. When considering the character of the immediate row there are other examples of dark framed windows on the rear elevation at first and second floor. Overall, these are acceptable in this instance.

Whilst the proposed extension is of a depth greater than both immediate properties, the siting at the rear of the property, and the surrounding character indicate that the proposed design is acceptable. When considering the immediate surroundings there are many examples of similar rear extensions and therefore extension therefore this is not considered to be out of character.

In view of the above, the proposal is considered consistent with the aims and objections of policies LP1 of the Local Plan.

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 Council's SPD specified that a projection of less than 3m is acceptable for a terraced dwellinghouse in regard to residential amenity.

The two neighbouring properties in this instance include no.17 to the west and no.21 to the east.

The proposed extension will project beyond the rear elevation of no.21 by approximately 1.4m. This is consistent with the SPD. When applying the 45-degree BRE test to the rear facing windows of no.21, the proposed will comply with this. Overall, no undue impact is anticipated.

When considering no.17, the existing arrangement on the subject site provides for a 3.6m infill extension on this boundary. The first floor extension is the same depth however is set back approximately 0.9m from the boundary. No.17 exhibits an original recessed building line. An additional 2m is proposed, however given the proposed will not result in an increase in parapet height along this boundary, and the additional depth will not create an unacceptable loss of outlook or sense of overbearing above the existing arrangement. The proposed projection is both set back from the rear facing windows and are therefore not considered to result in any undue loss of amenity.

No side windows are proposed and all rooflights are above head height and therefore no loss of privacy nor overlooking will result.

As such, having regard to its siting, design, scale and materiality, it is not considered that the proposed extension would have a material impact on the amenities of the neighbouring properties and no objections have been raised in this regard. Overall, the scheme proposed complies with LP 8.

Issue iii – Flood Risk

Policy LP 21 of the Local Plan states '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 subject to a number of Environment Agency flood designations. A flood risk assessment was submitted with the application. This confirmed that no change of use is proposed and the proposed floor levels are no lower than those existing. Mitigation Measures The scheme is consistent with LP21.

Issue iv – Fire Safety

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

A Fire Safety Statement was submitted with the application, and prepared by WRAP Architects. 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.

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 planning 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 (which are not on the file) YES NO
- This application has representations on file YES NO

Case Officer (Initials):AMU..... Dated:25/04/2023.....

I agree the recommendation: CTA

Team Leader/Head of Development Management/Principal Planner

Dated:25/04/2023.....

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:

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

CONDITIONS

INFORMATIVES

U0076607	NPPF APPROVAL - Para. 38-42
U0076608	Composite Informative