



LONDON BOROUGH OF
RICHMOND UPON THAMES

ENVIRONMENT DIRECTORATE

PLANNING REPORT

Printed for officer by
Nikita Gleeson on 18 April 2023

Application reference: 23/0397/HOT

TEDDINGTON WARD

Date application received	Date made valid	Target report date	8 Week date
15.02.2023	20.02.2023	17.04.2023	17.04.2023

Site:

27 Elmfield Avenue, Teddington, TW11 8BU

Proposal:

Demolition of existing roof, gable ends, garage and attached garage outbuilding. Construction of a double storey side extension with a new hipped roof over, two front facing gables above the bay windows and change of windows and roof tiles all round.

APPLICANT NAME

Mr & Mrs Smyth & Pierson
27 Elmfield Avenue
Teddington
Richmond Upon Thames
TW11 8BU

AGENT NAME

Mr Nathan Turner
28 Freemans Close
Stoke Poges
SL2 4ER

DC Site Notice: printed on 20/02/2023 and posted on 20/02/2023 and due to expire on 13/03/2023.

Neighbours:

- Suite 2,First Floor,8 Waldegrave Road,Teddington,TW11 8GT, - 20.02.2023
- Suite 4,First Floor,8 Waldegrave Road,Teddington,TW11 8GT, - 20.02.2023
- Suite 5,Second Floor,8 Waldegrave Road,Teddington,TW11 8GT, - 20.02.2023
- Suite 2 Second Floor,8 Waldegrave Road,Teddington,TW11 8GT, - 20.02.2023
- Suite 9 To 10 Second Floor,8 Waldegrave Road,Teddington,TW11 8GT, - 20.02.2023
- Right Wing First Floor,8 Waldegrave Road,Teddington,TW11 8GT, - 20.02.2023
- Left Wing First Floor,8 Waldegrave Road,Teddington,TW11 8GT, - 20.02.2023
- Suite 3,First Floor,8 Waldegrave Road,Teddington,TW11 8GT, - 20.02.2023
- Suite 4 2nd Floor,8 Waldegrave Road,Teddington,TW11 8GT, - 20.02.2023
- Suite 7,First Floor,8 Waldegrave Road,Teddington,TW11 8GT, - 20.02.2023
- Suite 6,First Floor,8 Waldegrave Road,Teddington,TW11 8GT, - 20.02.2023
- Suite 5,First Floor,8 Waldegrave Road,Teddington,TW11 8GT, - 20.02.2023
- Ground Floor,8 Waldegrave Road,Teddington,TW11 8GT, - 20.02.2023
- Suite D,8 Waldegrave Road,Teddington,TW11 8GT, - 20.02.2023
- Second Floor,8 Waldegrave Road,Teddington,TW11 8GT, - 20.02.2023
- Suite 1 Second Floor,8 Waldegrave Road,Teddington,TW11 8GT, - 20.02.2023
- Suite 6 To 7,8 Waldegrave Road,Teddington,TW11 8GT, - 20.02.2023
- Suite 8 Second Floor,8 Waldegrave Road,Teddington,TW11 8GT, - 20.02.2023
- Rooms 1 To 4 First,8 Waldegrave Road,Teddington,TW11 8GT, - 20.02.2023
- 6 Blenheim Place,Teddington,TW11 8NZ, - 20.02.2023
- 32 Elmfield Avenue,Teddington,TW11 8BS, - 20.02.2023
- 30 Elmfield Avenue,Teddington,TW11 8BS, - 20.02.2023

28 Elmfield Avenue, Teddington, TW11 8BS, - 20.02.2023
25 Elmfield Avenue, Teddington, TW11 8BU, - 20.02.2023
29 Elmfield Avenue, Teddington, TW11 8BU, - 20.02.2023

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

Development Management

Status: REF Application:14/4973/PS192
Date:02/09/2015 Use of land to rear of property to site a Mobile Home

Development Management

Status: REF Application:22/T0059/TPO
Date:17/03/2022 Oak - Thin by 15% to allow dappled light into garden of 27 Elmfield Avenue. Reduce large lower east facing limb back to the boundary fence line. Tip reduce other east facing branches back to boundary fence line. - This work is to gain dappled light into garden off 27 Elmfield Avenue and reduce risk from falling branches to the clients and property.

Development Management

Status: PCO Application:23/0397/HOT
Date: Demolition of existing roof, gable ends, garage and attached garage outbuilding. Construction of a double storey side extension with a new hipped roof over, two front facing gables above the bay windows and change of windows and roof tiles all round.

Appeal

Validation Date: 05.01.2016 Use of land to rear of property to site a Mobile Home
Reference: 16/0002/AP/REF **Appeal Allowed**

Building Control

Deposit Date: 25.07.2016 Connect drains
Reference: 16/1653/IN

Building Control

Deposit Date: 09.09.2021 Install a replacement consumer unit Install one or more new circuits
Partial rewire
Reference: 21/NIC02845/NICEIC

Enforcement

Opened Date: 21.11.2016 Enforcement Enquiry
Reference: 16/0749/EN/UBW

Application Number	23/0397/HOT
Address	27 Elmfield Avenue Teddington TW11 8BU
Proposal	Demolition of existing roof, gable ends, garage and attached garage outbuilding. Construction of a double storey side extension with a new hipped roof over, two front facing gables above the bay windows and change of windows and roof tiles all round.
Contact Officer	Nikita Gleeson
Target Determination Date	4 May 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

The site is on the western side of Elmfield Avenue and is occupied by a two-storey detached dwellinghouse. It has a freestanding garage adjacent to the house on the left. The site benefits from a large plot of land, with a front garden containing hardstand parking for two cars and a long, wide rear garden.

The house is finished in brown brick and white render with a tiled, gable ended roof. There is a double storey bay window on the front elevation with a flat roof. A small front porch is provided over the front door with a tiled pitched roof.

There is a prefabricated outbuilding in the rear garden which is attached to the garage and is currently used as a garden office.

The surrounding area is predominantly occupied by detached and semi-detached dwellings, also finished in white render and tiled roofs.

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

- Archaeological priority (English Heritage)
- Area susceptible to groundwater flood – Environment Agency
- Article 4 direction – Basements
- Community infrastructure levy band – Low
- Critical drainage area – Environment Agency
- Increased potential elevated groundwater – GLA drain London
- Main centre buffer zone
- Take away management zone
- Village Character Area (Cambridge Road and surrounds – Area 2 Hampton Wick & Teddington Village Planning Guidance p.21)

3. DESCRIPTION OF THE PROPOSAL AND ANY RELEVANT PLANNING HISTORY

A large side extension is proposed on the left-hand side of the dwelling, measuring 5.1m. It is proposed to demolish the garage and outbuilding and integrate a garage within the new side extension. The two-storey bay window is proposed to be replicated on the new extension’s front elevation to create symmetry.

The existing gable ended roof is proposed to be removed and replaced with a hipped roof of a higher ridgeline. The ridgeline of the lefthand side of the extension is proposed to be set lower than the original dwelling section. Two (2) large front gables are proposed on the roof with vertical timber detailing.

It is noted that both chimneys are proposed to be removed.

The proposed new design mimics several aspects of design seen No. 29 and 31.



The comprehensive list of planning history can be found above however the most relevant planning history is as follows:

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
- 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)

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		No
Impact on Amenity and Living Conditions	LP8	Yes	

These policies can be found at:

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

Supplementary Planning Documents

- Design Quality
- House Extension and External Alterations
- Village Plan – Hampton Wick & Teddington Village

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 – Basements
- Basement development – Planning Advice Note

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 safety

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 Village Planning Guidance for the site (Character Area 2) notes that Elmfield Avenue is noticeably eclectic in the character of its housing.

The Council's 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 SPD also states that '*two storey side and rear extensions should not be greater than half the width of the original building, to ensure the extension does not over-dominate the building's original scale and character*' (p.7). The new side extension does not meet this provision. The original building width is 8.8m from the rear and 6.7m from the front. The new extension would project an additional 5.1m when viewed from the rear, while it would extend an additional 7.15m when viewed from the front.

The scale and mass of the two-storey side extension creates an excessive and over-dominating effect on the original dwelling.

The SPD also provides guidance on roof alterations and notes that the existing style of roof should be retained as the roof is often an important character element of the building. It is provided to replace the existing gable ended roof with a hipped roof, markedly changing the overall roof style of the building. The existing gable ended roof flanked by two chimneys is considered a key architectural feature of this dwellinghouse. The proposal to raise the roof height minimally to match that of the adjacent dwellings is accepted and in keeping with the streetscape.

In view of the above, the proposal fails to comply with the aims and objections of policy LP1 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 when determining the acceptability of a side or rear extension, it is dependent on the specific circumstances of the site which may justify greater rear projection. Extensions that create an unacceptable sense of enclosure or appear overbearing when seen from neighbouring gardens or rooms will not be permitted. This could be due to the height, footprint or proximity of the proposals to the surrounding area.

The proposed two-storey side extension would add considerable additional bulk to the left-hand side of the building. However, the adjacent neighbour at No.25 Elmfield Avenue has only one (1) loft-level window projecting toward the subject site. A reasonable setback between the two dwellings is achieved through the proposal. Overlooking is not likely to be caused into private internal spaces through this extension.

Further, the private open space within the property of No.25 that would be adjacent to the side extension is dedicated to a side pathway beside the house. No adverse amenity impact to private outdoor space at this property is likely to be caused. It is noted that the proposed design does not seek a rear extension. The existing single-storey rear outbuilding is sought to be demolished which is likely to increase sunlight into the backyard of No.25.

Overall, the proposed extension appears compliant with the intentions of policy LP8 of the Local Plan.

v Fire safety

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. If approved, a condition would have been included to ensure this was adhered to on an ongoing basis and to advise the applicant that all materials

and alterations to the existing buildings and arrangement would need to be Building Regulations compliant. A separate application would have been required under the Building Regulations.

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.

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.

- The proposed side extension is too wide and will over-dominate the original dwelling. The width contravenes the SPD on House Extensions and External Alterations requirement for two storey side and rear extensions to be less than half the width of the original building.
- The proposed new roof design is not in keeping with the character of the original building.

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:18 April 2023.....

I agree the recommendation:

~~Team Leader/Head of Development Management/Principal Planner - EL~~

Dated: 03/05/2023.....

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
