



**Application reference: 23/0993/HOT**  
**TEDDINGTON WARD**

Date application received	Date made valid	Target report date	8 Week date
14.04.2023	18.04.2023	13.06.2023	13.06.2023

**Site:**  
28 Gomer Place, Teddington, TW11 9AR,  
**Proposal:**  
Single storey ground floor wrap around extension

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

**APPLICANT NAME**  
James Ommanney  
28 Gomer Place  
Teddington  
Richmond Upon Thames  
TW11 9AR

**AGENT NAME**  
Mr George Kain  
Woodpeckers  
Chase Lane  
Haslemere  
GU27 3AG

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

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

**Expiry Date**

**Neighbours:**

- 11 Gomer Place, Teddington, TW11 9AR, - 19.04.2023
- 9 Gomer Place, Teddington, TW11 9AR, - 19.04.2023
- 13 Gomer Gardens, Teddington, TW11 9AU, - 19.04.2023
- 15 Gomer Gardens, Teddington, TW11 9AU, - 19.04.2023
- 30 Gomer Place, Teddington, TW11 9AR, - 19.04.2023
- 26 Gomer Place, Teddington, TW11 9AR, - 19.04.2023

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

<u>Development Management</u> Status: GTD Date:17/11/1971	Application:71/1783 Installation of bow window on front elevation.
<u>Development Management</u> Status: GTD Date:29/11/2022	Application:22/3022/PS192 Rear dormer with rooflights on front slope
<u>Development Management</u> Status: GTD Date:07/12/2022	Application:22/3023/HOT Single story rear infill extension
<u>Development Management</u> Status: PCO	Application:23/0993/HOT

Date: Single storey ground floor wrap around extension

Building Control

Deposit Date: 06.04.2023

L-shaped dormer loft conversion

Reference: 23/0542/IN

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<b>Application Number</b>	<b>23/0993/HOT</b>
<b>Address</b>	<b>28 Gomer Place Teddington TW11 9AR</b>
<b>Proposal</b>	<b>Single story rear infill extension</b>
<b>Contact Officer</b>	<b>Fariba Ismat</b>
<b>Target Determination Date</b>	<b>13/16/2023</b>

**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 application site is occupied by a two-storey mid terraced dwelling house located on the southern side of Gomer Road in Teddington ward.

The application site is situated within Teddington and is not designated as:

- Metropolitan Open Land:
- Conservation Area
- Other Site of Nature Importance
- Protected View (Indicative Zone) from near Ham House to Orleans House
- not a listed building
- An Article 4 Direction has been served and restricts basement extension and this site is listed in Udney Park Road and Surrounds - Area 6 Hampton Wick & Teddington Village Planning Guidance Page 29 CHARAREA11/06/01

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

The proposal is for construction of a single storey rear infill extension.

23/0993/HOT	Single storey ground floor wrap around extension	Under Consideration
22/3023/HOT	single story rear infill extension	Granted Permission
22/3022/PS192	rear dormer with rooflights on front slope	Granted Permission
71/1783	Installation of bow window on front elevation	Granted Permission

**4. CONSULTATIONS CARRIED OUT**

The list of neighbours notified of this application are listed above. No letter of observation has been received.

**5. Amendments**

No amendments were requested.

**6. 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

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 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**

- Design Quality
- House Extension and External Alterations
- 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](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

**7. EXPLANATION OF OFFICER RECOMMENDATION**

The key issues for consideration are:

- i Design and Appearance
- ii Impact on neighbour amenity
- iii Local Finance Consideration

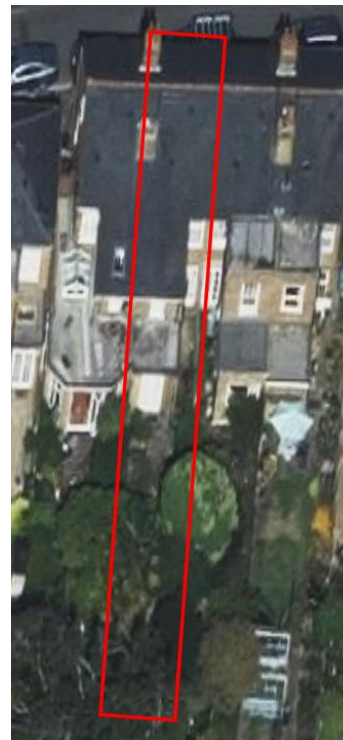
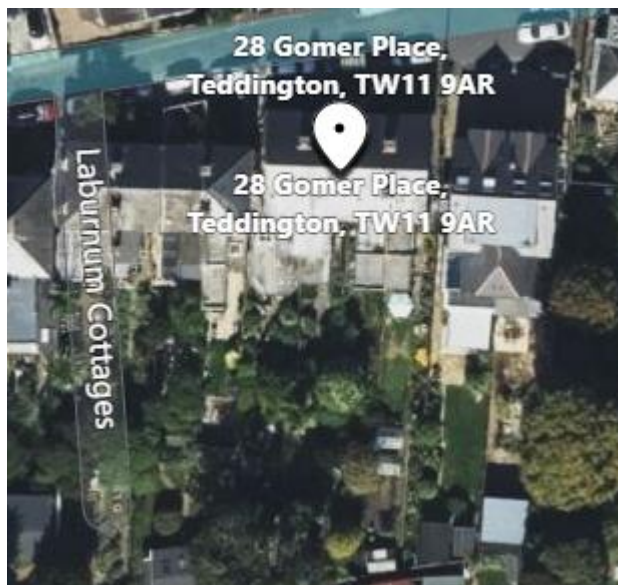
## iv Fire Safety Strategy

## 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 application site as seen below is a mid-terraced Victorian build house with a two-storey outrigger. The proposed is for a single storey ground floor wrap around extension and has had a previous approval for an infill extension under planning application Ref. 22/3023/HOT.



The proposed side infill extension with hipped roof is proposed to be built to an eave's height 2.2m and depth of 6.5m. The depth would match the depth of the rear extension of the neighbouring no. 26. The hipped roof would incorporate 3 x roof lights and there would be some internal changes to the property but will not affect the exterior of the house.

The proposed side infill extension is compliant with the House Extensions and External Alterations SPD as it allows deeper infill extension to Victorian properties as long as the eaves height does not exceed 2.2m. In terms of design and appearance, the proposal is considered to improve the appearance of the rear elevation and therefore is not objected to.

The proposal therefore is considered to respect the aims and objectives of policy LP1 of the Local Plan and above SPD and acceptable in terms of design and appearance, therefore is supported.

## **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 3m in depth for a terrace property 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. However, the final test of acceptability is dependent on the specific circumstances of the site which may justify greater rear projection.*

Such side infill extensions are common to Victorian houses and widely implemented borough wide, so long as the eaves height is kept at 2.2m to avoid an overbearing impact on a neighbouring site. The proposal would match the depth of the extension at no. 26, hence, there would be no impact and as for no. 30, considering the eaves height is kept at 2.2m, it should be sufficient to avoid over bearing or overshadowing on no. 30 and as said above such extension are normally supported to Victorian house with 2.2m eaves height as the impact on neighbouring site is considered acceptable.

The proposal therefore considered to be compliant with the House Extensions and External Alterations SPD and policy LP8 of the Local plan.

## **iii Local Finance Consideration**

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.

## **iv Fire Safety Strategy**

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

A fire safety strategy has been submitted for approval with the following fire safety strategies.

### **Outside Space, Access & Escape**

We can confirm the property has suitably positioned unobstructed outdoor space for fire appliances to be located on and suitable for use as an evacuation assembly point. The existing property also has apt and convenient means of escape and evacuation via the existing stairwell. We can confirm the development proposed does not require the provision of evacuation lifts.

### **Design & Risk of Fire Spread**

The proposal for the extension is designed to incorporate fire safety measures to reduce the risk to life and the risk of serious injury in the event of a fire.

30 minute fire rated doors and mains operated interlinked smoke alarms will be provided and installed within the stairwell of the property. The proposed fire route is protected to withstand 30 minutes of fire and protected route via stairway will avoid passing through any habitable rooms. The layout proposed is a suitable way to minimise the risk of fire spread.

**Specifications**

All doors to stairway serving habitable rooms are to be FD30 doors with 25x38mm rebates and provided with either with intumescent strip or 35x25mm doorstops glued and screwed at 200mm c/c (existing to be replaced with new). All new internal doors to have min. undercut of 10mm above the fitted floor finish surface, 18mm fire line board to underside of new staircase with skim finish.

Mains operated, self-contained and inter linked smoke alarms will be provided at each landing level. The smoke alarms will conform to BS 5446: Part 1. All units to also have rechargeable batteries in case of mains power loss. Any glazing to the stairway enclosure to be replaced with fire-resisting (uninsulated) glazing retained by a suitable glazing system and beads compatible with the type of glass.

This particular proposal will not consist of any doors. Instead, mist systems will be installed on the ground floor in each habitable room

The proposed fire safety strategy is considered to comply with policy LP12 of London Plan and therefore, is considered acceptable and supported.

**8. RECOMMENDATION**

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**

Submitted Drawings:

A01, A02, A03, A04, A05, A06, A07, A08 – Recd. 14/04/2023

**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

Case Officer (Initials): ...Fl.....

Dated: .....08/06/2023.....

**I agree the recommendation:   SGS**

Senior Planner

Dated: .....9/6/2023.....

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: .....

<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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