

Application reference: 23/0630/HOT TEDDINGTON WARD

Date application received	Date made valid	Target report date	8 Week date
10.03.2023	10.05.2023	05.07.2023	05.07.2023

Site:

50 Church Road, Teddington, TW11 8PB,

Proposal:

Single storey ground floor 'side return' extension and first floor extension (over existing ground floor structure) at rear of the property.

Shed structure against neighbours rear extension wall.

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

APPLICANT NAME

Mrs Sarah Hoile
50 Church Road
Teddington
TW11 8PB
United Kingdom

AGENT NAME

DC Site Notice: printed on 11.05.2023 and posted on 19.05.2023 and due to expire on 09.06.2023

Consultations:

Internal/External:
Consultee

Expiry Date

Neighbours:

35 Church Road, Teddington, TW11 8PF, - 11.05.2023
48 Church Road, Teddington, TW11 8PB, - 11.05.2023
1A Sydney Road, Teddington, TW11 8PQ, - 11.05.2023
52 Church Road, Teddington, TW11 8PB, - 11.05.2023
2 Luther Road, Teddington, TW11 8PU, - 11.05.2023

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

Development Management

Status: GTD

Date: 28/12/2007

Application: 07/3776/PS192

Erection of hip to gable and L-shape rear dormer roof extensions

Development Management

Status: GTD

Date: 08/04/2008

Application: 08/1031/PS192

Erection of hip to gable and L-shape rear dormer roof extensions (revision)

Development Management

Status: PCO

Date:

Application: 23/0630/HOT

Single storey ground floor 'side return' extension and first floor extension (over existing ground floor structure) at rear of the property.

Shed structure against neighbours rear extension wall.

Building Control

Deposit Date: 24.01.2008 Loft conversion with new rear dormers

Reference: 08/0153/FP

Building Control

Deposit Date: 01.07.2008 Building extension or conservatory New consumer unit One or more new circuits

Reference: 08/NIC01539/NICEIC

Building Control

Deposit Date: 18.01.2019 Install a gas-fired boiler

Reference: 19/FEN00609/GASAFE

Proposal	<p>A number of alterations are proposed as part of this application, which are:</p> <ul style="list-style-type: none"> • Single storey lean-to-roof side extension that would adjoin the side wall of the existing 2-storey rear outrigger and single storey rear addition and would have its flank wall aligned with the flank wall of the host property. • Lean-to-roof rear extension that would be attached to the rear wall of the existing single storey rear addition and not project beyond the 2-storey outrigger of No. 46 Church Road. • Pitched roof first-floor rear extension that would be placed on top of the existing single storey rear extension. <p>The proposed materials would match the existing ones.</p>
Site description / key designations	<p>The application site is a two-storey semi-detached property located on the eastern side of Church Road in Teddington Village, Teddington Ward.</p> <p>The application property is situated in the Conservation Area No. 85 Church Road along with the attached matching pair, No. 48 Church Road.</p> <p>The application site is in an Area Susceptible to Groundwater Flood, a Critical Drainage Area, an Area Susceptible to Surface Water Flooding and an Area of Increased Potential Elevated Groundwater.</p> <p>The rear upper floors of the host property are visible from Luther Road to the north.</p>
Planning History	<p>07/3776/PS192 - Erection of hip to gable and L-shape rear dormer roof extensions - Grated 27/12/2007.</p> <p>08/1031/PS192 - Erection of hip to gable and L-shape rear dormer roof extensions (revision) - Granted 08/04/2008.</p>
Notes	<p>This application follows the pre-application advice reference: 22/P0333/PREAPP.</p>
Consultee/s	<p>N/A.</p>

<p>Policies</p>	<p>The proposal has been considered having regard to the policies within the London Plan and the Council's Local Plan, in particular:</p> <p>London Plan (2021):</p> <ul style="list-style-type: none"> • D12 Fire Safety <p>Local Plan (2018):</p> <ul style="list-style-type: none"> • LP 1 Local Character and Design Quality • LP 3 Designated Heritage Asset • LP 8 Amenity and Living Conditions • LP 21 Flood Risk and Sustainable Drainage <p>Supplementary Planning Documents and Guidance:</p> <ul style="list-style-type: none"> • House Extensions and External Alterations SPD (2015) • Hampton Wick & Teddington Village Planning Guidance SPD (2017) • Conservation Area Statement - Church Road Conservation Area 85
<p>Local Plan (Regulation 19 version)</p>	<p><i>The Richmond Publication Version Local Plan (Regulation 19 version) and its supporting documents, including all the Regulation 18 representations received, was considered at Full Council on 27 April. Approval was given to consult on the Regulation 19 Plan and, further, to submit the Local Plan to the Secretary of State for Examination in due course. The Publication Version Local Plan, including its accompanying documents, have been published for consultation on 9 June 2023. Together with the evidence, the Plan is a material consideration for the purposes of decision-making on planning applications.</i></p> <p><i>The weight to be given to each of the emerging policies and allocations will depend on an assessment against the criteria set out in paragraph 48 of the NPPF. As the Council considers the emerging Local Plan to be sound and legally compliant, officers and Councillors should accord relevant policies and allocations weight in the determination of applications taking account of the extent to which there are unresolved objections to relevant policies. Note that it was agreed by Full Council that no weight will be given to Policy 4 in relation to the increased carbon offset rate, and therefore the existing rate of £95/t will continue to be applied; in addition, no weight will be given to Policy 39 in relation to the 20% biodiversity net gain requirement at this stage; all other aspects and requirements of these policies will apply.</i></p> <p><i>In this regard, the following Policies are considered Material Planning Considerations in this instance:</i></p> <ul style="list-style-type: none"> • <i>Policy 28 Local character and design quality</i> • <i>Policy 29 Designated Heritage Assets</i> • <i>Policy 46 Amenity and Living Conditions</i> • <i>Policy 8 Flood Risk and Sustainable Drainage</i>
<p>Material representation/s</p>	<p>N/A.</p>
<p>Amendment/s</p>	<p>None requested or received.</p>

<p>Professional comments</p>	<p>The proposal has been assessed in relation to the following issues:</p> <ul style="list-style-type: none"> • Design and Visual Amenity/CA • Neighbour Amenity • Flooding • Fire Safety <p>Design and Visual Amenity</p> <p>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.</p> <p>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.</p> <p>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.</p> <p>Paragraph 199 of the National Planning Policy Framework (NPPF) (2021) states <i>'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'</i>.</p> <p>Paragraph 202 of the NPPF (2021) mentions <i>'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 including, where appropriate, securing its optimum viable use'</i>.</p> <p>Policy LP 1 'Local Character and Design Quality' of the Local Plan requires all development to be of high architectural and urban design quality. The high-quality character and heritage of the borough and its villages will need to be maintained and enhanced where opportunities arise.</p>
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	<p>Policy LP 3 ' Designated Heritage Asset' of the Local Plan encourages to give great weight to the conservation of the heritage asset when considering the impact of a proposed development on the significance of the asset. The significance (including the settings) of the borough's designated heritage assets, encompassing Conservation Areas, listed buildings, Scheduled Monuments as well as the Registered Historic Parks and Gardens, will be conserved and enhanced.</p> <p>The Councils SPD (2015) relating to House Extensions and External Alterations encourages the retention of the original form of the host property and any alterations should enhance the quality of the building. The original appearance should always be the reference point when considering any changes.</p> <p>The Councils SPD (2015) states that the overall shape, size and position of side and rear extensions should not dominate the existing house or its neighbours and should harmonise with the original appearance of the dwelling. This can be achieved through designing the addition to appear subordinate to the main structure so that the original form of the dwelling can still be appreciated. In such circumstances, the ridge of the extension should be set lower to that on the main house.</p> <p>The SPD (2015) also states that two-storey 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> <p>The SPD (2015) underlines that the same kind of windows should be used throughout, with the proportions and sizes of new window openings echoing those of the main house.</p> <p>As stated above, this application follows the pre-application advice reference: 22/P0333/PREAPP, in which the proposals have been found acceptable subject to amending the first-floor addition flat covering to a more traditional style one, such as a pitched or mono-pitched roof, which has been done here. The pitched roof proposed here to the first-floor rear extension is not considered to significantly change the subservice nature to the host dwelling of the scheme assessed under the aforementioned pre-application.</p> <p>In particular the report of the pre-application reference: 22/P0333/PREAPP states that</p> <p><i>"the single storey additions would be acceptable in design and visual amenity as submitted, however the first-floor extension would need to be amended in order to be seen favourably. This is mainly because of its flat roof, that even though would trigger subservice to the host property, would not be in keeping the established character and appearance of the side of Church Road visible from Luther Road that sees pitched roof coverings dominance. The proposed flat roof would be visible from Luther Road.</i></p> <p><i>If the first-floor addition is amended so as to present a more traditional style covering, such as a pitched or mono-pitched roof, this part of the scheme would have a more likely chance to be acceptable in design</i></p>
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and visual amenity and therefore resulting in no harm to the significance of the Conservation Area”.

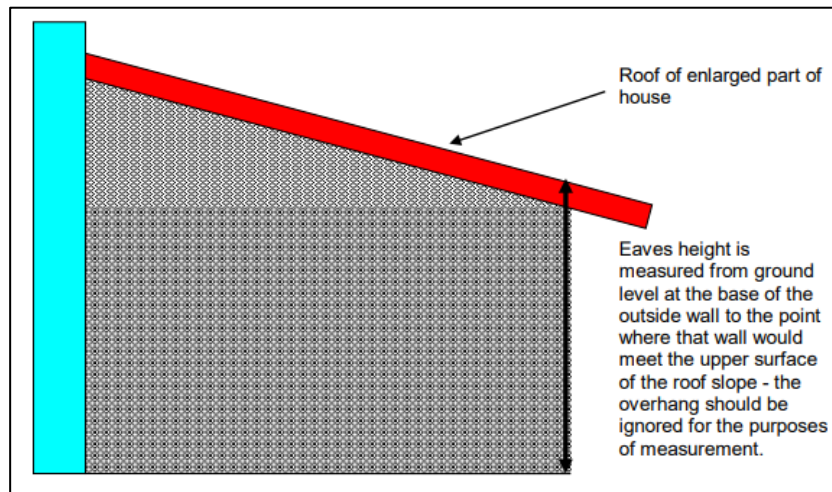
As this would be the case here, the proposals are considered to be in line with Policies LP 1 and LP 3 of the Local Plan (2018).

Neighbour Amenity

Policy LP 8 ‘Amenity and Living Conditions’ requires all development to *“protect the amenity and living conditions for the occupants of new, existing, adjoining and neighbouring properties”*. The policy also seeks to *“ensure that proposals are not visually intrusive or have an overbearing impact as a result of their height, massing or siting, including through creating a sense of enclosure”*.

The House Extensions and External Alterations SPD (2015) advises that extensions that create *“an unacceptable sense of enclosure or appear overbearing when seen from neighbouring gardens or rooms will not be permitted”*.

In regard to the scale of the proposed single storey extensions, the SPD on House Extensions and External Alterations (2015) states that in the case of a semi-detached dwelling, extensions should not exceed 3.5 metres in depth in order to mitigate the detriment to neighbour amenity in terms of overbearing, visual obstruction and loss of light. If an extension that would exceed the prescribed 3.5 metres depth is submitted, its eaves height should be limited to 2.2 metres. However, the final test of acceptability will be based on the circumstances of the subject site itself.



How to measure the eaves height? - Image taken from Permitted development rights for householders Technical Guidance (2019), Page 12

The properties that would be mostly impacted by the proposals would be Nos. 48 and 52 Church Road.

No. 48, the attached pair, would appear to be well screened from the proposed scheme by its two-storey pitched roof addition sited on the shared boundary with the host property, and consequently this neighbour would not experience significant loss of light, overbearing and overlooking issues.

52

The single storey side extension, adjacent to the shared boundary with No. 52, would present a depth of approx. 7.3 metres and eaves set at approx. 2.5 metres. These would not be sufficiently mitigated by the setback from the shared boundary of approx. 0.9 metre. However, the depth of the single storey and first-floor rear additions would be approx. offset by their setbacks from the shared boundary with No. 52.

Although the single storey side extension is considered to impact this neighbour, it is noted that such neighbouring property is occupied by a children's day nursery facility. In light of this, even though the single storey side addition would be noticeable by this property, given the non-residential use, it is considered that the principle of the extension would be acceptable in this instance.

Exacerbated overlooking issues beyond the ones already experienced on-site would be minimal given there would be no changes to the first-floor side openings.

Overall, such proposed development would meet the aims and objectives of Policy LP 8 of the Local Plan (2018).

Flooding

Policy LP 21 'Flood Risk and Sustainable Drainage' states 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 submitted Flood Risk Assessment would alleviate flood risk concerns and consequently the proposal would be in line with Policy LP 21 of the Local Plan (2018).

Fire Safety

The Fire Statement received is considered sufficient to satisfy Policy D12 of the London Plan (2021), therefore, a compliance condition is attached.

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.

Recommendation	It is recommended that the application reference 23/0630/HOT be granted approval subject to conditions and informatives.
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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 (which are not on the file) YES NO

This application has representations on file YES NO

Case Officer (Initials): GAP

Dated: 12/06/2023

I agree the recommendation:

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

Dated: 03/07/2023.....

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
