

Application reference: 23/1320/HOT TEDDINGTON WARD

Date application received	Date made valid	Target report date	8 Week date
15.05.2023	15.05.2023	10.07.2023	10.07.2023

Site:

23 The Grove, Teddington, TW11 8AS,

Proposal:

Replace the roof of the garage with a new roof due to recent damage.

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

APPLICANT NAME

Mr Trevor Mann
23 The Grove
Teddington
TW11 8AS
United Kingdom

AGENT NAME

DC Site Notice: printed on 16.05.2023 and posted on 26.05.2023 and due to expire on 16.06.2023

Consultations:

Internal/External:

Consultee

14D Urban D

Expiry Date

30.05.2023

Neighbours:

70 Cambridge Road, Teddington, TW11 8DN, - 16.05.2023
68 Cambridge Road, Teddington, TW11 8DN, - 16.05.2023
Grove Gardens Bowling Club, Grove Gardens, Teddington, TW11 8AS, - 16.05.2023
22 The Grove, Teddington, TW11 8AS, - 16.05.2023
24 The Grove, Teddington, TW11 8AS, - 16.05.2023

History: Planning – Appeal – Enforcement – Building Control

Development Management

Status: GTD Application: 99/T0327
Date: 09/04/1999 Yew - Remove Low Hanging Branches And Tidy

Development Management

Status: RNO Application: 18/T0822/TCA
Date: 17/12/2018 T1 - Bird Cherry - Crown reduce upper crown by 2-3m T2 - Yew - Crown reduce by up to 2m

Development Management

Status: RNO Application: 23/T0066/TCA
Date: 16/02/2023 5 DAY DANGEROUS TREE NOTICE to notify you that a tree (Bird Cherry) has completely uprooted and fallen down in our back garden. The tree was entirely within the garden and came down unexpectedly

Development Management

Status: PCO Application: 23/1320/HOT
Date: Replace the roof of the garage with a new roof due to recent damage.

Building Control

Deposit Date: 27.03.1998 Install downstairs wc and new drain

Reference: 98/0505/BN

Building Control

Deposit Date: 07.04.2011 Lounge Dry Roomheater/Stove Dry System Only Twin Wall Flexible Liner
New Hearth/Surround

Reference: 11/HET00180/HETAS

Building Control

Deposit Date: No description provided

Reference: 13/HET00535/HETAS

Building Control

Deposit Date: 14.11.2018 Install replacement windows in a dwelling

Reference: 18/FEN01991/FENSA

Building Control

Deposit Date: 19.07.2022 Install a gas-fired boiler

Reference: 22/FEN02505/GASAFE

Application Number	23/1320/HOT
Address	23 The Grove Teddington TW11 8AS
Proposal	Replace the roof of the garage with a new roof due to recent damage.
Contact Officer	Nancy Collinge
Target Determination Date	10/07/2023

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 subject site provides for the adjoining garage to a two-storey semi-detached end terrace dwelling on the southern side of The Grove residential estate, Teddington. The site is a Building of Townscape Merit and is located within Conservation Area 26- The Grove.

The host site is one of the original 'Shell Cottages' and was built in 1925. It is painted in light pink with sash windows and louvered shutters. The free-standing garage to the south-east is a newer addition to the BTM and is clad in timber with a pitched roof; it is painted in the same pink as the main house.

Opposite the main dwelling is Grove Gardens, a large green space designated as Other Open Land of Townscape Importance.

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

- Area Susceptible To Groundwater Flood - Environment Agency
- Article 4 Direction - Basements / Ref: ART4/BASEMENTS / Effective from: 18/04/2018
- Article 4 Direction Conservation ART4/CA26.1 - The Grove
- Building of Townscape Merit Site: 23 The Grove Teddington Middlesex TW11 8AS
- Conservation Area CA26 The Grove Teddington
- Critical Drainage Area - Environment Agency Teddington [Richmond] / Ref: Group8_006 /
- Increased Potential Elevated Groundwater GLA Drain London
- Main Centre Buffer Zone Teddington Town Centre Boundary Buffer Zone
- Risk of Flooding from Surface Water 1 in 1000 chance - Environment Agency
- Surface Water Flooding (Area Less Susceptible to) - Environment Agency
- Surface Water Flooding (Area Susceptible to) - Environment Agency
- Take Away Management Zone

3. DESCRIPTION OF THE PROPOSAL AND ANY RELEVANT PLANNING HISTORY

The proposed works would involve replacing the roof of the garage with a new roof due to recent damage. The garage is currently used for storage. The new roof is proposed to be constructed out of metal and finished in grey ridged metal sheeting. There are no proposed changes to the size or dimensions of the roof.

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

Development Management

Status: RNO

Date:16/02/2023

Application:23/T0066/TCA

5 DAY DANGEROUS TREE NOTICE to notify you that a tree (Bird Cherry) has completely uprooted and fallen down in our back garden. The tree was entirely within the garden and came down unexpectedly

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
- 16. Conserving and enhancing the historic environment

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 Designated Heritage Assets	LP3	Yes	Ne
Impact on Non-Designated Heritage Assets	LP4	Yes	Ne
Impact on Amenity and Living Conditions	LP8	Yes	Ne

These policies can be found at

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

Richmond Publication Local Plan (Regulation 19 version)

The Richmond Publication Version Local Plan (Regulation 19 version) and its supporting documents, including all representations received, was considered at Full Council on 27 April. Approval was given to consult at Regulation 19 and, further, to submit the Local Plan to the Secretary of State for Examination in due course.

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.

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.

Supplementary Planning Documents

Buildings of Townscape Merit
Design Quality
House Extension and External Alterations
Village Plan – Hampton Wick and 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:

The Grove Conservation Area 26 Statement

Determining applications in a Conservation Area

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.

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.

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.

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.

Policy LP3 of the Local Plan 2018 identifies that all development must conserve and, where possible, take opportunities to make a positive contribution to the historic environment of the borough. Harm to conservation assets and area will be taken into account when assessing applications.

Policy LP4 of the Local Plan seeks to preserve and, where possible, enhance the significance, character and setting of non-designated heritage assets, including Buildings of Townscape Merit

Paragraph 203 of the NPPF states 'The effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset'.

The proposal would be finished with similar materials and would not impact upon the garage's integration with the main dwelling or surrounding environment. The proposed roofing material is similar in shape, design and colour to the existing and there would be no change to the height, size or use of the garage. The garage would be painted in the same colour as the dwelling to ensure its integration and visual match.

It is deemed that the proposal would preserve the character and appearance of the BTM dwelling within the conservation area and would have a neutral impact on design.

In view of the above, the proposal is compliant with the aims and objections of policies LP1, LP3 and LP4 of the Local Plan and the council's SPD on House Extensions.

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.

Under the proposals, there would be no change to the design, dimensions, scale or siting of the garage or dwellinghouse. As such, no negative impact to neighbouring dwellings would occur as a result of the proposed works.

The scheme therefore complies with Policy LP8 of the Local Plan.

iii Parking

It is noted that the garage is currently used for storage. There would be no change of use as a result of the works and as a result would have no impact on parking provision for the dwelling.

As such, the scheme complies with Policy LP45 of the Local Plan.

iv Fire Safety

London Plan policy D12 requires the submission of a Fire Safety Statement on all planning applications. A Reasonable Exception Statement was submitted on 08th May 2023 and is found to be compliant with policy D12 of 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. In making this recommendation consideration has been had to the statutory duties imposed by the Officer Planning Report – Application 23/1320/HOT Page 5 of 7

Planning (Listed Buildings and Conservation Areas) Act 1990 and the requirements set out in Chapter 16 of the NPPF.

Grant planning permission

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.

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

Case Officer (Initials): NCO

Dated: 04/07/2023

I agree the recommendation:

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

Dated: 05/07/2023.....

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:

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SUMMARY OF CONDITIONS AND INFORMATIVES

CONDITIONS

INFORMATIVES
