

## Application reference: 23/0420/HOT TEDDINGTON WARD

Date application received	Date made valid	Target report date	8 Week date
16.02.2023	23.03.2023	18.05.2023	18.05.2023

**Site:**

88 Sandy Lane, Teddington, TW11 0DF,

**Proposal:**

Ground floor side extension with flat roof to the left hand side of property, two storey side extension at right hand side of property with sloped tile roof to match existing.

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

**APPLICANT NAME**

xiaodong zhang  
88 Sandy Lane  
Teddington  
Richmond Upon Thames  
TW11 0DF

**AGENT NAME**

wenyang zhao  
459 REDFORD CLOSE  
, FELTHAM, MIDDLESEX  
LONDON  
TW13 4TP  
United Kingdom

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

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

LBRuT Trees Preservation Officer (North)

**Expiry Date**

17.04.2023

**Neighbours:**

93 Clarence Road, Teddington, TW11 0BN, - 29.03.2023  
10 Shaef Way, Teddington, TW11 0DG, - 29.03.2023  
9 Shaef Way, Teddington, TW11 0DG, - 29.03.2023  
5 Shaef Way, Teddington, TW11 0DG, - 29.03.2023  
3 Shaef Way, Teddington, TW11 0DG, - 29.03.2023  
6 Shaef Way, Teddington, TW11 0DG, - 29.03.2023  
4 Shaef Way, Teddington, TW11 0DG, - 29.03.2023  
2 Shaef Way, Teddington, TW11 0DG, - 29.03.2023  
1 Shaef Way, Teddington, TW11 0DG, - 29.03.2023  
8 Shaef Way, Teddington, TW11 0DG, -  
7 Shaef Way, Teddington, TW11 0DG, - 29.03.2023  
92 Sandy Lane, Teddington, TW11 0DF, - 29.03.2023

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

Status: GTD

Date: 11/10/1989

Application: 89/1880/FUL

Vehicular Access To Highway

<u>Development Management</u> Status: GTD Date:16/03/1988	Application:88/0361 Alterations to roof structure to provide a pitched roof.
<u>Development Management</u> Status: REF Date:16/08/1973	Application:73/0774 Demolition of existing buildings and erection of four three-storey houses with integral garages, two one/two storey houses with garages, four garages with maisonette over; provision of access road.
<u>Development Management</u> Status: REF Date:24/01/1974	Application:73/2670 Demolition of existing buildings and erection of a terrace of five three-storey houses; formation of two accesses, erection of four garages and provision of one car port.
<u>Development Management</u> Status: GTD Date:18/10/1948	Application:3212 The erection of a garage and formation of access.
<u>Development Management</u> Status: GTD Date:21/08/2013	Application:13/T0485/TPO T1 (Sycamore) - lift and reduce overhanging branches by approx 2m that are overhanging garden of no. 94. retain shape.
<u>Development Management</u> Status: SPL Date:30/01/2017	Application:16/T0827/TPO T1 - (Sycamore) Fell
<u>Development Management</u> Status: REF Date:09/10/2017	Application:17/T0583/TPO T1 - Sycamore - Reduce by 2-3m in height and side laterals by 1-2m.
<u>Development Management</u> Status: REF Date:30/03/2021	Application:21/T0129/TPO Rear Garden. 1. *Sycamore - *Neighbour's tree No. 88 Sandy Lane - Remove x 1 lowest western growing limb (over garden of No. 94) Remove x 2 lowest southern growing limbs (towards No. 92) REASON: To allow improved light into garden
<u>Development Management</u> Status: GTD Date:05/08/2022	Application:22/1818/PS192 ground floor side extension to the left hand side of property proposed windows to match existing, proposed facing brick to match existing
<u>Development Management</u> Status: GTD Date:05/08/2022	Application:22/1819/PS192 Demolish existing garage, replace with side extension with front and rear windows to match existing
<u>Development Management</u> Status: PCO Date:	Application:23/0420/HOT Ground floor side extension with flat roof to the left hand side of property, two storey side extension at right hand side of property with sloped tile roof to match existing.
<u>Building Control</u> Deposit Date: 08.11.2019 Reference: 19/FEN03888/GASAFE	Install a gas-fired boiler
<u>Building Control</u> Deposit Date: 10.06.2022 Reference: 22/1131/BN	Single storey rear extension, single storey side extension and conversion of garage into a habitable room

**REASON FOR TAKING NO FURTHER ACTION ON APPLICATION:**

(IF REASON RELATED TO WITHDRAWAL FOLLOWING ADVICE THAT PROPOSAL IS NOT ACCEPTABLE PLEASE GIVE REASONS)

An Arboricultural Impact Assessment has been requested as the proposal would be likely to damage the TPO tree to the south-west corner of the application property.

The applicant has failed to provide the aforementioned Arboricultural Impact Assessment in a reasonable timeframe and has consequently been asked to withdraw and resubmit the application once this report is ready.

The applicant emailed the 6<sup>th</sup> of July 2023 expressing their agreement in withdrawing the application.

Therefore, the application is recommended to be withdrawn.

**DATE OF N.F.A.:**  
**10/07/2023**

**AGREED BY: CTA**  
(Officer who has delegated authority to deal with such an application)

**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
- 4. WITHDRAWAL

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: 10/07/2023

**I agree the recommendation:**

Team Leader/Head of Development Management/Principal Planner

Dated: .....12/07/2023.....

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: .....

<b>REASONS:</b>
<b>CONDITIONS:</b>
<b>INFORMATIVES:</b>
<b>UDP POLICIES:</b>
<b>OTHER POLICIES:</b>

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**

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**CONDITIONS**

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**INFORMATIVES**

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