

**Application reference: 23/1509/PDE**  
**TEDDINGTON WARD**

Date application received	Date made valid	Target report date	8 Week date
31.05.2023	04.07.2023	15.08.2023	15.08.2023

**Site:**

15 Elmfield Avenue, Teddington, TW11 8BU,

**Proposal:**

Single Storey Rear Extension (4.35m depth, 2.52m eaves height, 3.00m overall height)

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

**APPLICANT NAME**

Mr Nicholas Lockwood  
15 Elmfield Avenue  
Teddington  
TW11 8BU

**AGENT NAME**

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

**Consultations:**

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

**Expiry Date**

**Neighbours:**

Suite 5, Second Floor, 8 Waldegrave Road, Teddington, TW11 8GT, - 05.07.2023  
Suite 2, First Floor, 8 Waldegrave Road, Teddington, TW11 8GT, - 05.07.2023  
Suite 4, First Floor, 8 Waldegrave Road, Teddington, TW11 8GT, - 05.07.2023  
Suite 2 Second Floor, 8 Waldegrave Road, Teddington, TW11 8GT, - 05.07.2023  
Suite 9 To 10 Second Floor, 8 Waldegrave Road, Teddington, TW11 8GT, - 05.07.2023  
Right Wing First Floor, 8 Waldegrave Road, Teddington, TW11 8GT, - 05.07.2023  
Left Wing First Floor, 8 Waldegrave Road, Teddington, TW11 8GT, - 05.07.2023  
Suite 3, First Floor, 8 Waldegrave Road, Teddington, TW11 8GT, - 05.07.2023  
Suite 4 2nd Floor, 8 Waldegrave Road, Teddington, TW11 8GT, - 05.07.2023  
Suite 7, First Floor, 8 Waldegrave Road, Teddington, TW11 8GT, - 05.07.2023  
Suite 6, First Floor, 8 Waldegrave Road, Teddington, TW11 8GT, - 05.07.2023  
Suite 5, First Floor, 8 Waldegrave Road, Teddington, TW11 8GT, - 05.07.2023  
Ground Floor, 8 Waldegrave Road, Teddington, TW11 8GT, - 05.07.2023  
Suite D, 8 Waldegrave Road, Teddington, TW11 8GT, - 05.07.2023  
Second Floor, 8 Waldegrave Road, Teddington, TW11 8GT, - 05.07.2023  
Suite 1 Second Floor, 8 Waldegrave Road, Teddington, TW11 8GT, - 05.07.2023  
Suite 6 To 7, 8 Waldegrave Road, Teddington, TW11 8GT, - 05.07.2023  
Suite 8 Second Floor, 8 Waldegrave Road, Teddington, TW11 8GT, - 05.07.2023  
Rooms 1 To 4 First, 8 Waldegrave Road, Teddington, TW11 8GT, - 05.07.2023  
17 Elmfield Avenue, Teddington, TW11 8BU, - 05.07.2023  
13 Elmfield Avenue, Teddington, TW11 8BU, - 05.07.2023

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

<u>Development Management</u>	
Status: REF	Application:04/0890/HOT
Date:20/05/2004	Additional Dormer Roof Extension To Rear.
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<u>Development Management</u>	
Status: GTD	Application:88/1037
Date:07/06/1988	Erection of a single storey rear extension.
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<u>Development Management</u>	
Status: PDE	Application:23/1509/PDE
Date:	Single Storey Rear Extension (4.35m depth, 2.52m eaves height, 3.00m overall height)
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<u>Appeal</u>	
Validation Date: 13.08.2004	Additional Dormer Roof Extension To Rear.
Reference: 04/0031/AP/REF	<b>Appeal Allowed</b>
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<u>Building Control</u>	
Deposit Date: 07.09.2006	Loft conversion incorporating a rear dormer
Reference: 06/1898/BN	
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<u>Building Control</u>	
Deposit Date: 10.09.2006	One or more new circuits Extension to circuit (in kitchen special location/ installation) Main/ supplementary equipotential bonding Ring/ radial power circuit Cooker Dwelling house Kitchen
Reference: 06/70441/NICEIC	
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<u>Building Control</u>	
Deposit Date: 28.12.2006	Installed a Gas Boiler Installed a Hot Water Storage Vessel (un-vented)
Reference: 07/96017/CORGI	
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<u>Building Control</u>	
Deposit Date: 16.01.2014	Installed a Gas Boiler
Reference: 14/FEN00253/GASAFE	
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<u>Building Control</u>	
Deposit Date: 18.05.2016	Removal of internal walls (loadbearing) to create open plan kitchen/living space; kitchen refurbishment and patio door replacement (extended opening)
Reference: 16/1092/BN	
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<u>Building Control</u>	
Deposit Date: 22.08.2016	Rewire of all circuits Install a replacement consumer unit
Reference: 16/NAP00250/NAPIT	
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<u>Building Control</u>	
Deposit Date: 08.06.2021	Install replacement windows in a dwelling Install replacement door in a dwelling
Reference: 21/FEN00834/FENSA	
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<u>Building Control</u>	
Deposit Date: 25.01.2022	Install a gas-fired boiler
Reference: 22/FEN00462/GASAFE	
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<u>Building Control</u>	
Deposit Date: 04.03.2022	Install replacement windows in a dwelling
Reference: 22/FEN00523/FENSA	
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<b>Application Number</b>	<b>23/1509/PDE</b>
<b>Address</b>	<b>15 Elmfield Avenue Teddington TW11 8BU</b>
<b>Proposal</b>	<b>Single Storey Rear Extension (4.35m depth, 2.52m eaves height, 3.00m overall height)</b>
<b>Contact Officer</b>	<b>Fariba Ismat</b>
<b>Target Determination Date</b>	<b>15/08/2023</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 RELEVANT PLANNING HISTORY

The application is occupied by a two-storey semi-detached dwellinghouse located on the western side of Elmfield Avenue in Teddington and is designated as follow.

Number of constraints: 12

<b>Item Found</b>	<b>More Information</b>
Area Susceptible to Groundwater Flood - Environment Agency	Superficial Deposits Flooding - >= 75% - SSA Pool ID: 337
Article 4 Direction Basements	Article 4 Direction - Basements / Ref: ART4/BASEMENTS / Effective from: 18/04/2018
Community Infrastructure Levy Band	Low
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 - A residential development or a mixed-use scheme within this 400 metre buffer area identified within the Plan does not have to apply the Sequential Test (for Flood Risk) as set out in Local Plan policy LP21.
Surface Water Flooding (Area Less Susceptible to) - Environment Agency	
Surface Water Flooding (Area Less Susceptible to) - Environment Agency	

Take Away Management Zone	Take Away Management Zone
Village	Teddington Village
Village Character Area	Cambridge Road and surrounds - Area 2 Hampton Wick & Teddington Village Planning Guidance Page 21 CHARAREA11/02/01
Ward	Teddington Ward

**PLANNING HISTORY**

23/1061/PDE	Single Storey Rear Extension (4.35m depth, 2.52m eaves height, 3.00m overall height)	Under consideration
04/0890/HOT	Additional Dormer Roof Extension to Rear.	Refused Permission and Appeal Allowed
88/1037	Erection of a single storey rear extension.	Granted Permission

**3. DESCRIPTION OF THE PROPOSAL**

The proposal is for a single storey rear extension 4.35m in depth, 2.52m eaves height and 3.00m overall height.

**4. CONSULTATIONS CARRIED OUT**

The list of neighbours notified of this application are listed above. No letters of representation were received.

**4. ASSESSMENT AGAINST THE GPDO CRITERIA**

This application is for determination as to whether prior approval of a larger home extension is required. The determination is made in relation to the provisions of Class A of the Town and Country Planning (General Permitted Development) Order.

A.1 Development is not permitted by Class A if:

		Complies	
A	Permission to use the dwellinghouse as a dwellinghouse has been granted only by virtue of Class M, N, P, PA or Q of Part 3 of this Schedule (changes of use);	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
B	As a result of the works, the total area of ground covered by buildings within the curtilage of the dwellinghouse (other than the original dwellinghouse) would exceed 50% of the total area of the curtilage (excluding the ground area of the original dwellinghouse);	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
C	The height of the part of the dwellinghouse enlarged, improved or altered would exceed the height of the highest part of the roof of the existing dwellinghouse	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
D	The height of the eaves of the part of the dwellinghouse enlarged, improved or altered would exceed the height of the eaves of the existing dwellinghouse	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
E	The enlarged part of the dwellinghouse would extend beyond a wall which-	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>

	Forms the principal elevation of the original dwellinghouse; or Fronts a highway and forms a side elevation of the original dwellinghouse;		
F	Subject to paragraph (g), The enlarged part of the dwellinghouse would have a single storey and- Extend beyond the rear wall of the original dwellinghouse by more than 4 metres in the case of a detached dwellinghouse, or 3 metres in the case of any other dwellinghouse, Exceed 4 metres in height	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
G	For a dwellinghouse not on article 2(3) land nor on a site of special scientific interest, the enlarged part of the dwellinghouse would have a single storey and - Extend beyond the rear wall of the original dwellinghouse by more than 8 metres in the case of a detached dwellinghouse, or 6 metres in the case of any other dwellinghouse, or Exceed 4 metres in height	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
H	The enlarged part of the dwellinghouse would have more than a single storey and- (i) Extend beyond the rear wall of the original dwellinghouse by more than 3 meters, or (ii) Be within 7 meters of any boundary of the curtilage of the dwellinghouse being enlarged which is opposite the rear wall of that dwellinghouse	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
I	The enlarged part of the dwellinghouse would be within 2 meters of the boundary of the curtilage of the dwellinghouse, and the height of the eaves of the enlarged part would exceed 3 meters	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
J	The enlarged part of the dwellinghouse would extend beyond a wall forming a side elevation of the original dwellinghouse, and would- Exceed 4 meters in height, Have more than a single storey, or Have a width greater than half the width of the original dwellinghouse;	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
JA	Any total enlargement (being the enlarged part together with any existing enlargement of the original dwellinghouse to which it will be joined) exceeds or would exceed the limits set out in sub-paragraphs (e) to (j);	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/> The eaves height of total enlargement would measure 3.63m as illustrated below
K	It would consist of or include--- (i) The construction or provision of a verandah, balcony or raised platform, (ii) The installation, alteration or replacement of a microwave antenna,	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>

	(iii) The installation, alteration or replacement of a chimney, flue or soil and vent pipe, or (iv) An alteration to any part of the roof of the dwellinghouse.		
L	The dwellinghouse is built under Part 20 of this Schedule (construction of new dwellinghouses).	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>

A.2 In the case of a dwellinghouse on article 2(3) land, development is not permitted by Class A if-

		Complies		
A	It would consist of or include the cladding of any part of the exterior of the dwellinghouse with stone, artificial stone, pebble dash, render, timber, plastic or tiles	Yes <input type="checkbox"/>	No <input type="checkbox"/>	N/A <input checked="" type="checkbox"/>
B	The enlarged part of the dwellinghouse would extend beyond a wall forming a side elevation of the original dwellinghouse; or	Yes <input type="checkbox"/>	No <input type="checkbox"/>	N/A <input checked="" type="checkbox"/>
C	The enlarged part of the dwellinghouse would have more than a single storey and extend beyond the rear wall of the original dwellinghouse	Yes <input type="checkbox"/>	No <input type="checkbox"/>	N/A <input checked="" type="checkbox"/>
D	any total enlargement (being the enlarged part together with any existing enlargement of the original dwellinghouse to which it will be joined) exceeds or would exceed the limits set out in sub-paragraphs (b) and (c)	Yes <input type="checkbox"/>	No <input type="checkbox"/>	N/A <input checked="" type="checkbox"/>

A.3 Development is permitted by Class A subject to the following conditions-

		Complies		
A	The materials used in any exterior work (other than materials used in the construction of a conservatory) must be of a similar appearance to those used in the construction of the exterior of the existing dwellinghouse	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	N/A <input type="checkbox"/>
B	Any upper-floor window located in a wall or roof slope forming a side elevation of the dwellinghouse must be obscure-glazed, and non-opening unless the parts of the window which can be opened are more than 1.7 metres above the floor of the room in which the window is installed; and	Yes <input type="checkbox"/>	No <input type="checkbox"/>	N/A <input checked="" type="checkbox"/>
C	Where the enlarged part of the dwellinghouse has more than a single storey, or forms an upper storey on an existing enlargement of the original dwellinghouse, the roof pitch of the enlarged part must, so far as practicable, be the same as the roof pitch of the original dwellinghouse	Yes <input type="checkbox"/>	No <input type="checkbox"/>	N/A <input checked="" type="checkbox"/>

The proposal does not comply with Class A. 1(i) as the extension is within 2 metres of the neighbouring boundaries and the eaves exceed 3 metres in height.



5. CONSULTATIONS CARRIED OUT

Adjoining neighbours have been consulted on the application, and no objections have been received.

In terms of responses from neighbouring consultation the Town and Country Planning (General Permitted Development) (England) (Amendment) (No. 2) Order 2020, under Procedure for Applications for Prior Approval, paragraph 12 states that:

- (12) The local planning authority must, when determining an application—
- (a) take into account any representations made to them as a result of any notice given under sub-paragraph (5) and any consultation under sub-paragraph (6) or (8); and
- (b) have regard to the National Planning Policy Framework issued by the Ministry of Housing, Communities and Local Government in February 2019, so far as relevant to the subject matter of the prior approval, as if the application were a planning application.

In this instance there hasn't been any objection from neighbouring properties, however, the proposal is not compliant with paragraph A1. (i) of above regulation and therefore is not a lawful development and therefore is recommended for refusal.

6. RECOMMENDATION

The prior approval of the Council is required and refused.

**The prior approval of the Council is required and refused**

Submitted Drawings:

Location Plan, Block Plan, 3610-01 Existing Drawings, 3610-01 Proposed Drawings - Recd. 02/06/2023

**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

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  YES  NO  
 (Which are not on the file)

This application has representations on file  YES  NO

Case Officer (Initials): ...FI.....

Dated: 14/08/23.....

**I agree the recommendation: CTA**

Team Manager

Dated: .....15/08/2023.....

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>



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**

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**CONDITIONS**

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**INFORMATIVES**

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