

## Application reference: 24/0902/PS192

### TEDDINGTON WARD

Date application received	Date made valid	Target report date	8 Week date
09.04.2024	09.04.2024	04.06.2024	04.06.2024

**Site:**

131 Park Road, Teddington, TW11 0BS,

**Proposal:**

Demolition / Removal of the non-original bay window on the ground floor eastern / side elevation;  
Rebuild the wall in materials to match existing; and Installation of an external door.

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

**APPLICANT NAME**

Mr & Mrs Samuel and Emma Sorrell  
131 Park Road  
Teddington  
Richmond Upon Thames  
TW11 0BS

**AGENT NAME**

Mr Bryan Staff  
First Floor  
24 Ormond Road  
Richmond  
TW10 6TH  
United Kingdom

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

**Consultations:**

**Internal/External:**

**Consultee**

**Expiry Date**

**Neighbours:**

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

Development Management

Status: GTD

Date:23/04/1991

Application:91/0467/FUL

First Floor Side Extension, Extension To Store Area At Ground Floor & Enlarged Car Port.

Development Management

Status: GTD

Date:06/03/1979

Application:79/0099

Erection of a single storey rear extension.

Development Management

Status: GTD

Date:25/06/1982

Application:82/0228

Erection of rear extension at first floor level and creation of balcony on east elevation.

Development Management

Status: GTD

Date:16/06/1975

Application:74/0411

Erection of single-storey rear extension.

Development Management

Status: GTD

Date:06/06/2014

Application:14/1719/HOT

First floor rear/side extension

Development Management

Status: GTD

Application:22/1318/HOT

Date:21/07/2022 Change pitched roofs to side of property. Windows to side of property. Other minor works including replace louvres to viewing tower with fixed glazing.

Development Management

Status: REF Application:22/1384/HOT  
 Date:21/07/2022 Replace 1970's side extension with a single storey extension containing a front entrance lobby plus other external alterations.

Development Management

Status: PCO Application:24/0902/PS192  
 Date: Demolition / Removal of the non-original bay window on the ground floor eastern / side elevation; Rebuild the wall in materials to match existing; and Installation of an external door.

Appeal

Validation Date: 09.05.2023 Replace 1970's side extension with a single storey extension containing a front entrance lobby plus other external alterations.

Reference: 23/0029/AP/REF

Building Control

Deposit Date: 15.05.2009 New consumer unit  
 Reference: 09/ELE00180/ELECSA

Building Control

Deposit Date: 25.09.2009 Installed a Gas Boiler  
 Reference: 09/FEN01098/GASAFE

Building Control

Deposit Date: 11.03.2013 2 Windows 1 Door  
 Reference: 13/FEN02020/FENSA

Building Control

Deposit Date: 29.09.2014 2 storey extension and alterations to house and associated works  
 Reference: 14/2225/IN

Building Control

Deposit Date: 14.03.2015 Install one or more new circuits Install a new circuit for electrical heating  
 Reference: 15/NIC01038/NICEIC

Building Control

Deposit Date: 14.04.2016 Install one or more new circuits  
 Reference: 16/NIC00752/NICEIC

Building Control

Deposit Date: 31.03.2021 Install replacement windows in a dwelling  
 Reference: 21/FEN00441/FENSA

**Project Officer Report**

**Proposal**

Removal of the bay window on the ground floor eastern / side elevation. Rebuild the wall in materials to match existing and Installation of an external door to match the existing door to the east / side elevation. Minor alterations.

**Site Description**

The application property is a locally listed building (BTM) not located in a Conservation Area. The latter is defined by the Permitted development rights for householders - Technical Guidance (2019) as an Article 2(3) land.

**Relevant Planning History**

None.  
 The list of applications for the application site is provided above.

**Planning Policies**

The application will be assessed against Schedule 2, Part 1 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended), which relates to "Development within the curtilage of a dwellinghouse". These rights have not been removed or restricted by any previous planning conditions.

### Assessment

The proposal falls under Class A - enlargement, improvement or other alteration of a dwellinghouse.

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

A.1 Development is not permitted by Class A if-	Officer's Comment:
<b>(a)</b> 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);	Complies.
<b>(b)</b> as a result of the works, the total area of ground covered by buildings within the curtilage of the dwellinghouse (other than original) dwellinghouse) would exceed 50% of the total area of the curtilage (excluding the ground area of the original dwellinghouse);	Complies.
<b>(c)</b> 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;	Not Applicable.
<b>(d)</b> 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;	Not Applicable.
<b>(e)</b> the enlarged part of the dwellinghouse would extend beyond a wall which- (i) forms the principal elevation of the original dwellinghouse; or (ii) fronts a highway and forms a side elevation of the original dwellinghouse	Not Applicable.
<b>(f)</b> subject to paragraph (g), the enlarged part of the dwellinghouse would have a single storey and- (i) extend beyond the rear wall of the original dwellinghouse by more than 4m in the case of a detached dwellinghouse, or 3m in the case of any other dwellinghouse, or (ii) exceed 4m in height;	Not Applicable.
<b>(g)</b> 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 --- (i) extend beyond the rear wall of the original dwellinghouse by more than 8m in the case of a detached dwellinghouse, or 6m in the case of any other dwellinghouse, or (ii) exceed 4m in height;	Not Applicable.
<b>(h)</b> 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 3m, or	Not Applicable.

(ii) be within 7m of any boundary of the curtilage of the dwellinghouse being enlarged which is opposite the rear wall of that dwellinghouse;	
(i) the enlarged part of the dwellinghouse would be within 2m of the boundary of the curtilage of the dwellinghouse, and the height of the eaves of the enlarged part would exceed 3m;	Not Applicable.
(j) the enlarged part of the dwellinghouse would extend beyond a wall forming a side elevation of the original dwellinghouse, and would- (i) exceed 4m in height, (ii) have more than a single storey, or (iii) have a width greater than half the width of the original dwellinghouse; or	Not Applicable.
(ja) any total enlargement (being the enlarged part together with any existing enlargement of the dwellinghouse to which it will be joined) exceeds or would exceed the limits set out in sub-paragraphs (e) to (j);	Complies.
(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, (iii) the installation, alteration or replacement of a chimney, flue, soil and vent pipe, or (iv) an alteration to any part of the roof of the dwellinghouse.	Complies.

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

A.2 In the case of a dwellinghouse on article 2(3) land, development is not permitted by Class A if-	Officer's Comment:
(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;	Not Applicable.
(b) The enlarged part of the dwellinghouse would extend beyond a wall forming a side elevation of the original dwellinghouse; or	Not Applicable.
(c) The enlarged part of the dwellinghouse would have more than a single storey and extend beyond the rear wall of the original dwellinghouse;	Not Applicable.
(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).	Not Applicable.

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

A.3 Development is permitted by Class A subject to the following conditions-	Officer's Comment:
(a) the materials used in any exterior work (other than materials used in the construction of a conservatory)	Complies.

must be of a similar appearance to those used in the construction of the exterior of the existing dwellinghouse;	
<b>(b)</b> any upper-floor window located in a wall or roof slope forming a side elevation of the dwellinghouse must be— (i) obscure-glazed, and (ii) 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.	Not Applicable.
<b>(c)</b> where an enlarged part of the dwellinghouse has more than a single storey, or forms an upper storey to 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.	Not Applicable.

**Summary:**

The proposal is considered to be lawful within the meaning of Section 192 of the Town and Country Planning Act 1990, given such proposal meets the requirements of Class A of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).

**Recommendation:**

It is recommended that application 24/0902/PS192 is supported, and a Lawful Development Certificate is issued.

**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: 23/04/2024

**I agree the recommendation: TFA**

~~Team Leader/Head of Development Management/Principal Planner/Senior Planner~~

Dated: .....29/05/2024.....

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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