



PLANNING REPORT

Application reference: 24/1581/PDE HAMPTON WICK AND SOUTH TEDDINGTON WARD

Date application received	Date made valid	Target report date	8 Week date
20.06.2024	20.06.2024	01.08.2024	01.08.2024

Site:

233 Kingston Road, Teddington, TW11 9JJ,

Proposal:

Single storey rear extension (6.00m depth, 2.90m eaves height, 4.00m overall height).

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

APPLICANT NAME

Brian Mills
233 Kingston Road
Teddington
TW11 9JJ

AGENT NAME

Mr Nigel Fallon
164 Japonica Lane
Willen Park
Milton Keynes
MK15 9EE

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

Consultations:

Internal/External:

Consultee

Expiry Date

Neighbours:

235 Kingston Road, Teddington, TW11 9JJ, - 24.06.2024

231 Kingston Road, Teddington, TW11 9JJ, - 24.06.2024

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

Development Management

Status: GTD

Date: 13/09/1999

Application: **99/1639**

Single Storey Rear Extension.

Development Management

Status: GTD

Date: 05/05/1967

Application: 67/0385

Erection of garage for two cars.

Development Management

Status: PCO

Date:

Application: 24/1581/PDE

Single storey rear extension (6.00m depth, 2.90m eaves height, 4.00m overall height).

Development Management

Status: PCO

Date:

Application: 24/1589/PS192

Rear dormer roof extension.

Building Control

Deposit Date: 04.11.1999 Single storey extension

Reference: 99/1934/BN

Building Control

Deposit Date: 02.09.2023 Single storey extension to existing single storey rear extension

Reference: 23/1332/FP

Site Description

The application site is situated within Teddington Village, in Hampton Wick Ward, and is occupied by No. 233 Kingston Road, a mid-terrace property, located to the eastern side of Kingston Road, Teddington, TW11 9JJ. No. 233 Kingston Road is not locally or nationally listed nor located in a conservation area. No TPOs have been detected within the grounds of the application site as well as its immediate surroundings.

Site History

The comprehensive list of planning history can be found above.

The proposal would replace the extension approved under the application reference: **99/1639**.

Proposal

Householders are able to build larger single storey rear extensions under permitted development, subject to limitations, conditions and land designations. However, these new larger extensions must go through a prior notification process.

This proposal is seeking prior approval for the erection of a single storey rear extension 6 metres in depth, 4 metres in height and 2.9 metres in height to eaves.

Public representation

2 neighboring properties were consulted as part of this application.

No representations were received by the Council in the statutory consultation period.

Professional comment:

The applicant in accordance with A.4 (2) has supplied the Local Planning Authority with a written description of the proposed development which states:

(i) The enlarged part of the dwellinghouse would extend beyond the rear wall of the original dwelling house by up to 6 metres;

(ii) The maximum height of the enlarged part of the dwellinghouse would be 4 metres; and

(iii) The height of the eaves of the enlarged part of the dwelling house would be 2.9 metres.

Proposed and existing floor plans and elevations, and site location plan were submitted to support the application and the applicant's agent has also included the address of any adjoining premises; the developer's contact address; and the developer's email address in accordance with the requirements of The Town and Country Planning (General Permitted Development) Order 2015 (as amended).

Class A

The scheme (single storey rear extension) is considered to be permitted development under Class A 'The enlargement, improvement or other alteration of a dwelling house' for the following reasons:

A.1

- a) Permission to use the dwellinghouse as a dwellinghouse has not been granted by Class M, N, P or Q of Part 3 of this schedule.
- b) The works **would not** result in over 50% of ground being covered by buildings.
- c) The height of the part of the dwelling house to be enlarged **would not** exceed the height of the highest part of the roof of the existing dwellinghouse.
- d) The height of the eaves of the extension **would not** exceed the height of the eaves of the existing dwellinghouse.
- e) The extension **would not** extend beyond a wall which-
 - i. forms the principal elevation of the original dwellinghouse; or
 - ii. fronts a highway and forms either the side elevation of the original dwellinghouse.
- f) Paragraph (f) is not applicable to this proposal as it is covered by paragraph (g).
- g) The enlarged part of the dwellinghouse would have a single storey and –
 - i. **would not** extend beyond the rear wall of the original dwellinghouse by more than 6 metres in the case of a terrace dwellinghouse, and
 - ii. **would not** exceed 4 metres in height.
- h) The extension **would not** have more than one storey.
- i) The extension would be within 2 metres of the boundary however the eaves height **would not** exceed 3 metres in height.
- j) The enlarged part of the dwellinghouse **would not** extend beyond a wall forming a side elevation of the original dwellinghouse, and-
 - (i) **would not** exceed 4 metres in height,
 - (ii) **would not** have more than a single storey,or
 - (iii) **would** have a width greater than half the width of the original dwellinghouse.
- ja) The total enlargement (being the enlarged part together with any existing enlargement of the original dwellinghouse to which it will be joined) **would not** exceed the limits set out in sub-paragraphs (e) to (j).
- k) The extension **would not** consist of or include:
 - i. the construction or provision of a verandah, balcony or raised platform,
 - ii. the installation, alteration or replacement microwave antenna,

- iii. the installation, alteration or replacement of a chimney, flue or soil and vent pipe, and
- iv. the alteration to any part of the roof of the dwellinghouse.

A.2

The dwellinghouse is not located on article 2(3) land and therefore A.2 is not applicable.

Permitted development rights for householders Technical Guidance (2019) states that:

“Article 2(3) land” - this includes land within a National Park, the Broads, an area of outstanding natural beauty, an area designated as a conservation area, and land within World Heritage Sites.

Conditions

A.3

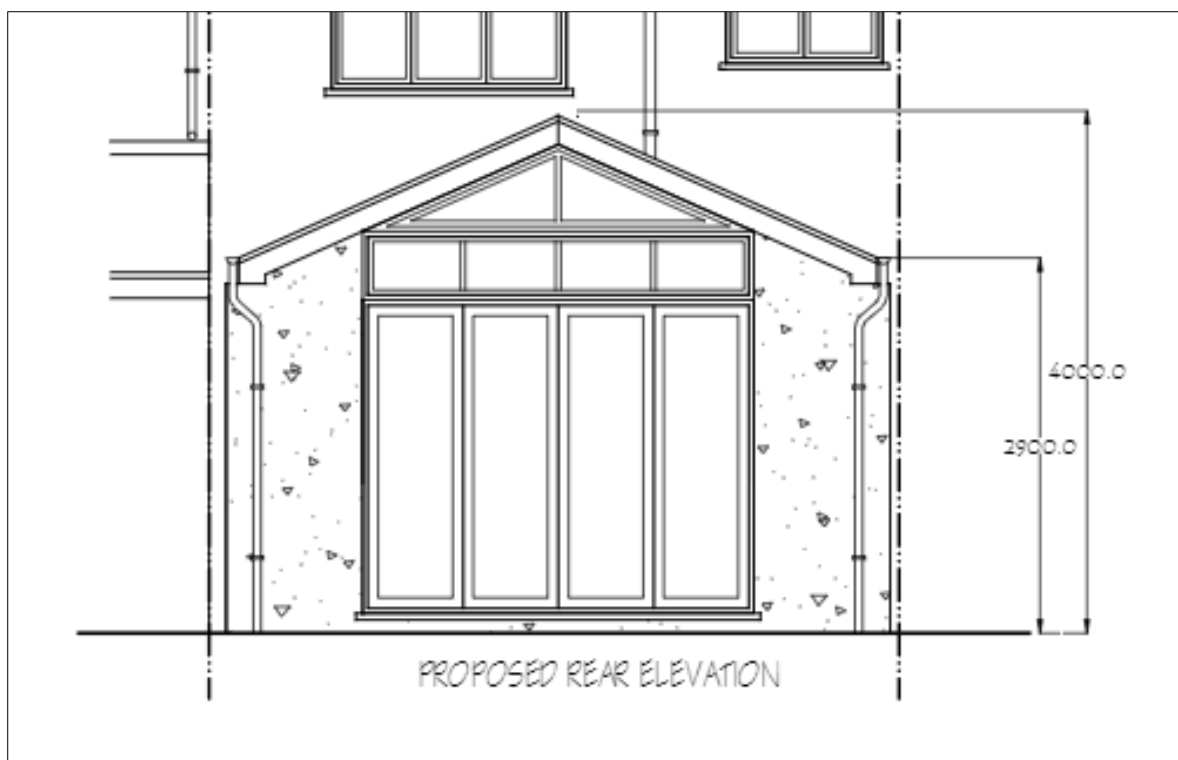
Development is permitted by Class A subject to the following conditions-

- a) the materials used in any exterior work (other than materials used in the construction of a conservatory) shall be of a similar appearance to those used in the construction of the exterior of the existing dwellinghouse;

Compliant.

Permitted development rights for householders Technical Guidance (2019) states in terms of windows that:

“What is important is that they give a similar visual appearance to those in the existing house, for example in terms of their overall shape, and the colour and size of the frames”.



Although the main opening of the extension would present a triangular shaped window, the overall shape of this opening would give a similar visual appearance to those in the existing house.

- b) any upper-floor window located in a wall or roof slope forming a side elevation of the dwellinghouse shall be—
 - a. obscure-glazed, and
 - b. 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;
- c) where the enlarged part of the dwellinghouse has more than one storey, the roof pitch of the enlarged part shall, so far as practicable, be the same as the roof pitch of the original dwellinghouse.

The proposal is for a single storey extension.

A.4

- 1) The following conditions apply to development permitted by Class A which exceeds the limits in paragraph A.1(f) but is allowed by paragraph A.1(g).
- 2) Before beginning development, the applicant has submitted the following:
 - a. The applicant has supplied the Council with a written description of the proposed development which states:
 - i. The enlarged part of the dwellinghouse will extend beyond the rear wall of the original dwellinghouse by approximately 4 metres,
 - ii. The maximum height of the enlarged part of the dwellinghouse will be approximately 3 metres,
 - iii. The height of the eaves will be approximately 3 metres from ground level, and
 - iv. The single storey rear extension will not be joined to an existing extension.
 - b. a plan has been submitted indicating the site and the proposed development and any existing enlargement of the original dwellinghouse to which the enlarged part will be joined,
 - c. the addresses of adjoining premises,
 - d. the developers contact address, and
 - e. the developers email address.
- 3) The developer has provided sufficient documents and it complies with the relevant legislation.
- 4) The documents submitted are correct and the works have not been carried out.
- 5) The local planning authority has notified owners and occupiers of adjoining premises about the proposed development.
- 6) The local planning authority has sent a copy of the notice to the developer.

- 7) Where any owner or occupier of any adjoining premises objects to the proposed development, the prior approval of the local planning authority is required as to the impact of the proposed development on the amenity of any adjoining premises – **N/A**
- 8) The local planning authority may require the developer to submit such further information regarding the proposed development as the authority may reasonably require in order to determine the application – **N/A**
- 9) The local planning authority must, when considering the impact referred to in sub-paragraph (7)—
 - a. take into account any representations made as a result of the notice given under subparagraph (5); and – **N/A**
 - b. (b) consider the amenity of all adjoining premises, not just adjoining premises which are the subject of representations – **N/A**
- 10) The development must not begin before the occurrence of one of the following—
 - (a) the receipt by the developer from the local planning authority of a written notice that their prior approval is not required;
 - (b) the receipt by the developer from the local planning authority of a written notice giving their prior approval; or
 - (c) the expiry of 42 days following the date on which the information referred to in sub-paragraph (2) was received by the local planning authority without the local planning authority notifying the developer as to whether prior approval is given or refused.
- 11) The development must be carried out—
 - a. where prior approval is required, in accordance with the details approved by the local planning authority, and
 - b. where prior approval is not required, or where sub-paragraph (10)(c) applies, in accordance with the information provided under sub-paragraph (2), unless the local planning authority and the developer agree otherwise in writing.
- 12) The local planning authority may grant prior approval unconditionally or subject to conditions reasonably related to the impact of the proposed development on the amenity of any adjoining premises.

In view of the above it is considered that the proposed development would comply with Class A of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).

Recommendation - The proposal falls **within** Schedule 2, Part 1, Class A of the Town and Country Planning (General Permitted Development) (England) Order 2015 No. 596 and as such prior approval is **NOT REQUIRED**.

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): GAP Dated: 31/07/2024

I agree the recommendation:

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

Dated: EMC 31.07.24

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
