

Application reference: 23/3223/DD01 TEDDINGTON WARD

Date application received	Date made valid	Target report date	8 Week date
25.06.2024	25.06.2024	20.08.2024	20.08.2024

Site:

38 Church Road, Teddington, TW11 8PB,

Proposal:

Details pursuant to conditions U0174636 - materials, U0174637 -window obscure glazed-No openable, U0174641 - Refuse Arrangements of planning permission 23/3223/HOT

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

APPLICANT NAME

Mr Matthew Pitchforth
38 Church Road
Teddington
TW11 8PB
United Kingdom

AGENT NAME

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

Consultations:

Internal/External:

Consultee

14D Urban D
LBRUT Transport

Expiry Date

12.07.2024
12.07.2024

Neighbours:

-

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

Development Management

Status: GTD
Date:07/02/2024

Application:23/3223/HOT
Proposed single storey rear / infill extension, loft conversion with rear facing 'L' shaped dormer, front facing roof windows and alterations to side / rear first floor fenestration.

Development Management

Status: PCO
Date:

Application:23/3223/DD01
Details pursuant to conditions U0174636 - materials, U0174637 -window obscure glazed-No openable, U0174641 - Refuse Arrangements of planning permission 23/3223/HOT

Building Control

Deposit Date: 05.06.2024
Reference: 24/0691/BN

Loft conversion, single storey rear extension and structural alterations.

1. DESCRIPTION OF THE PROPOSAL AND ANY RELEVANT PLANNING HISTORY

The application ref. 23/3223/HOT granted permission for a rear extension and loft conversion as well as alterations to the fenestration. The applicant originally wanted to discharge the following conditions:

- U0174636 - materials,

- U0174637 - window obscure glazed-No openable,
- U0174641 - Refuse Arrangements

Each of these conditions is considered below. The description of development reflects the conditions to be discharged.

2. EXPLANATION OF OFFICER RECOMMENDATION

It is proposed to consider each condition separately

U0174636 – materials

The condition is worded as follows:

The external surfaces of the building(s) (including brickwork, roofing, windows, doors and rooflights) and all areas of hard surfacing, where applicable, shall not be constructed other than in materials to match the existing and in accordance with details/samples of which shall be submitted to and approved in writing by the Local Planning Authority.

REASON: To ensure that the proposed development is in keeping with the existing building(s) and does not prejudice the appearance of the locality.

In the initial submission, a superseded set of elevations drawings were submitted with annotations. This specified, among other things, uPVC windows of different profiles to different parts of the house. The Conservation Officer consulted on the scheme advised that having timber sash consistently across the house would be preferable, but did not object to other materials proposed, including for roofing and walling.

On the 19th August 2024, revised drawings with annotations were submitted together with a revised materials schedule and statement. These show the approved drawings with annotations and show the same type of sash window used consistently across the house.

As such, it is thought that the materials proposed would not harm the character and appearance of the Conservation Area and be acceptable.

U0174637 - window obscure glazed-No openable

The proposed new first-floor window hereby approved on the side elevation of the house shall at no time be openable or glazed, otherwise than in obscured glass, below a minimum height of 1.7 metres (5'7") above the relevant floor level.

REASON: To ensure that the proposed development does not prejudice the amenities of adjoining occupiers.

The materials schedule specifies that the new window on the side elevation will have obscure glazing and restricted opening. It is thought this would comply with the terms of the condition.

U0174641 - Refuse Arrangements

None of the extensions hereby approved shall be occupied until arrangements for the storage and disposal of refuse/waste have been made in accordance with details to be submitted to and approved in writing by the Local Planning Authority.

REASON: To safeguard the appearance of the property and the amenities of the area.

In the annotated plans submitted on the 19th August 2024, the applicant has indicated where the refuse and recycling bins would be located. These would be placed in the front garden, away from the pavement and access to the house in the same location as at present. There is thought to be sufficient space for waste storage in this location for a house of this size.

3. RECOMMENDATION

Discharge conditions

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): JPH

Dated: 19/08/2024

I agree the recommendation:

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

Dated: 19/08/2024.....

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:

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
