



PLANNING REPORT

Printed for officer by
Thomas Faherty on 9 August 2024

Application reference: 24/1685/VRC
FULWELL AND HAMPTON HILL WARD

Date received	application	Date made valid	Target report date	8 Week date
04.07.2024		04.07.2024	29.08.2024	29.08.2024

Site:

85 Connaught Road, Teddington, TW11 0QQ,

Proposal:

Variation of condition U0163612 - Condition 2, of planning permission 23/1655/VRC - To allow for a different boundary treatment along the site frontage, as was previously approved under Ref: 20/0419/DD01. Change to the sill height of windows on the rear elevation.

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

APPLICANT NAME

Mr D Dolan
85 Connaught Road
Teddington
Richmond Upon Thames
TW11 0QQ

AGENT NAME

Mr Kieran Rafferty
183 Seafield Road
Bournemouth
BH6 5LJ
United Kingdom

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

Consultations:

Internal/External:

Consultee

Expiry Date

Neighbours:

- 94 Connaught Road, Teddington, TW11 0QH, - 09.07.2024
- 3 New Broadway, Hampton Hill, Hampton, TW12 1JG, - 09.07.2024
- 122 Connaught Road, Teddington, TW11 0QH, - 09.07.2024
- 128 Connaught Road, Teddington, TW11 0QH, - 09.07.2024
- 62 Tranmere Road, Twickenham, TW2 7JB, - 09.07.2024
- 189C High Street, Hampton Hill, Hampton, TW12 1NL, - 09.07.2024
- 130 Connaught Road, Teddington, TW11 0QH, - 09.07.2024
- 189D High Street, Hampton Hill, Hampton, TW12 1NL, - 09.07.2024
- 150 WARWICK ROAD, LONDON, W14 8PS - 09.07.2024
- Garden Flat, 87 Waldegrave Road, Teddington, TW11 8LA, - 09.07.2024
- 126 Connaught Road, Teddington, TW11 0QH, - 09.07.2024
- 124 Connaught Road, Teddington, TW11 0QH, - 09.07.2024
- 87 Connaught Road, Teddington, TW11 0QQ, - 09.07.2024
- 83 Connaught Road, Teddington, TW11 0QQ, - 09.07.2024

10 Alpha Road, Teddington, TW11 0QG, - 09.07.2024
Flat 2, 85 Connaught Road, Teddington, TW11 0QQ, - 09.07.2024
Flat 1, 85 Connaught Road, Teddington, TW11 0QQ, - 09.07.2024
6 Sonning Gardens, Hampton, TW12 3PL, - 09.07.2024
GLENLION, GOSSMORE CLOSE, MARLOW, SL7 1QG - 09.07.2024
FLAT 3, 56 HOGARTH ROAD, LONDON, SW5 0PX - 09.07.2024
Garden Flat, 87 Waldegrave Road, Teddington, TW11 8LA, - 09.07.2024

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

Development Management

Status: REF Application: 18/2214/FUL

Date: 29/08/2018 Alterations and extensions to existing building comprising 1) single storey side/rear extension, 2) new gable roof extension, new window, pitched roof to existing two storey bay window and 1 rooflight to front elevation; 3) dormer roof extension to main roof and roof to outrigger; 4) replacement windows on first and second floor rear elevation; 5) removal of second floor side window and alterations to eaves to outrigger and 6) replacement front boundary wall to facilitate the conversion of existing 2 no. flats (1 x 2B and 1 x 4B) into 4 no. flats (1 x 3B6P, 1 x 2B4P and 2 x 1B2P)

Development Management

Status: GTD Application: 18/4125/FUL

Date: 06/02/2019 Alterations and extensions to existing building comprising 1) single storey side/rear extension, 2) new gable roof extension, new window, pitched roof to existing two storey bay window and 1 rooflight to front elevation; 3) dormer roof extension to main roof; 4) replacement windows on first and second floor side and rear elevations; 5) removal of second floor side window and alterations to eaves to outrigger and main roof slope and 6) replacement front boundary wall to facilitate the conversion of existing 2 no. flats (1 x 2B and 1 x 4B) into 4 no. flats (1 x 3B6P, 1 x 2B3P and 2 x 1B2P) and associated refuse store

Development Management

Status: WDN Application: 19/0997/VRC

Date: 13/05/2019 Variation of condition U56434 of planning permission 18/4125/FUL to amend the approved drawings.

Development Management

Status: GTD Application: 19/1759/FUL

Date: 16/09/2019 Single-storey rear extension, roof extensions and alterations to front and rear, extension to second floor of rear addition, elevation/fenestration alterations and new boundary treatment to allow for the change of use from 2 to 5 flats.

Development Management

Status: GTD Application: 19/1759/DD01

Date: 03/01/2020 Details pursuant to condition DV49 (Construction Method Statement) of planning permission ref: 19/1759/FUL dated 09.09.2019

Development Management

Status: GTD Application: 20/0419/VRC

Date: 08/04/2020 Application Reference Number: 19/1759/FUL - Removal of condition 15 - Breeam domestic refurbishment

Development Management

Status: REF Application: 20/0489/FUL

Date: 06/05/2020 Single-storey outbuilding (games room/ study)

Development Management

Status: GTD Application:20/1528/FUL

Date:28/08/2020 New single storey annex in rear garden.

Development Management

Status: GTD Application:20/0419/DD01

Date:11/12/2020 Details pursuant to condition DV17A (Dustbin enclosure required) and 080103 (Miscellaneous details-Railings and zinc cladding) of planning permission 20/0419/VRC.

Development Management

Status: REF Application:20/3237/FUL

Date:07/01/2021 Renovation, extension and new storey to existing building to form six apartments in total.

Development Management

Status: REF Application:21/1110/FUL

Date:24/06/2021 Renovation, extension and new storey to existing building to form six apartments.

Development Management

Status: REF Application:21/2729/FUL

Date:20/10/2021 Renovation, rear single storey extension, new gable roof extension and rear basement to existing building to form six apartments.

Development Management

Status: GTD Application:21/3703/FUL

Date:29/04/2022 Renovation, single storey rear extension, restructuring of main roof including a new gable roof extension at front, raising of roof to rear annexe, rear dormer and rear extension and lightwells to existing basement to allow the existing building to be converted from two flats to six flats comprising 5, 1 bed flats and 1, 2-bed flat. New front boundary wall and railings and sunken refuse enclosures.

Development Management

Status: GTD Application:22/3441/VRC

Date:13/01/2023 Removal of condition 15 - BREEAM Domestic Refurbishment Rating Excellent of planning application Ref: 21/2729/FUL allowed on appeal.

Development Management

Status: GTD Application:23/0183/FUL

Date:17/03/2023 New single storey annex in rear garden.

Development Management

Status: REF Application:23/0914/VRC

Date:22/05/2023 Deletion of condition 9 (parking permits) of planning permission 21/2729/FUL

Development Management

Status: GTD Application:23/1655/VRC

Date:29/08/2023 Variation of condition 9 of planning permission: 22/3441/VRC to remove the need for a scheme which prevents future occupiers from obtaining parking permits in the CPZ. Varied condition to read: The dwelling(s) hereby approved shall achieve a 35% reduction in Carbon dioxide emissions beyond Building Regulations requirements (2013).

Development Management

Status: WNA Application:23/1655/DD01
 Date:05/08/2024 Details pursuant to condition U0163618 - Condition 9 (35% reduction in Carbon dioxide emissions) of planning permission 23/1655/VRC.

Development Management

Status: REF Application:23/2996/FUL
 Date:12/01/2024 The proposal is to construct a new detached 3 Bed family home, arranged over ground and lower ground floors, of a similar footprint and position as an approved single storey detached annex (ref. 23/0183/FUL) on the same Site.

Development Management

Status: REF Application:23/1655/NMA
 Date:26/03/2024 The approved condition 9 is as follows: The dwelling(s) hereby approved shall achieve a 35% reduction in Carbon dioxide emissions beyond Building Regulations requirements (2013). We are seeking to amend the description as follows: The new dwelling(s) hereby approved (Flats 1,2,3 and 6) shall achieve a 35% reduction in Carbon dioxide emissions beyond Building Regulations requirements (2013).

Development Management

Status: GTD Application:23/1655/DD02
 Date:29/04/2024 Details pursuant to U0163614 - Condition 5 - CMS, of planning permission 23/1655/VRC.

Development Management

Status: PCO Application:22/3441/DD01
 Date: Details submitted pursuant to the discharge of conditions U0163623 Condition 7 (dustbin enclosure), and U0163616 Condition 14 (railings and zinc) attached to planning permission 23/1655/VRC dated 29.08.2023

Development Management

Status: PCO Application:24/1685/VRC
 Date: Variation of condition U0163612 - Condition 2, of planning permission 23/1655/VRC - To allow for a different boundary treatment along the site frontage, as was previously approved under Ref: 20/0419/DD01. Change to the sill height of windows on the rear elevation.

Appeal

Validation Date: 01.08.2022 Renovation, rear single storey extension, new gable roof extension and rear basement to existing building to form six apartments.
 Reference: 22/0095/AP/REF **Appeal Allowed**

Building Control

Deposit Date: 08.06.2022 Conversion of dwelling to 6 flats with extensions to front and rear of existing basement
 Reference: 22/1048/IN

Application reference: 24/1685/VRC
Address: 85 Connaught Road, Teddington

Proposal	Variation of condition U0163612 - Condition 2, of planning permission 23/1655/VRC - To allow for a different boundary treatment along the site frontage, as was previously approved under Ref: 20/0419/DD01. Change to the sill height of windows on the rear elevation.
Site description / key designations	The application site is situated with its frontage to the southern side of

	<p>Connaught Road. It falls within the Fulwell and Hampton Hill Ward, is not locally or nationally listed, and is not located within a Conservation Area.</p> <p>The existing building is a detached Victorian dwelling constructed of brick with a slate roof. Generally, the building is considered to sit well within its neighbouring properties and contribute to the character of the street frontage.</p> <p>The existing building consists of a partial basement, a ground floor and two upper storeys (second floor over outrigger), with no habitable space within the roof. The building contains a ground floor flat and an upper floor flat with a common ground floor entrance. The ground floor flat contains two bedrooms with a small kitchen, dining area, and shower room. The upper floor flat consists of four different sized rooms on each floor with one small kitchen (with no dining space) and a shower room. The flats do not contain any associated off-street parking spaces.</p>
<p>Planning history</p>	<p>The extensive planning history for this site is outlined above, however the most relevant history is outlined below:</p> <p>23/1655/VRC – Variation of condition 9 of planning permission: 22/3441/VRC to remove the need for a scheme which prevents future occupiers from obtaining parking permits in the CPZ. Varied condition to read: The dwelling(s) hereby approved shall achieve a 35% reduction in Carbon dioxide emissions beyond Building Regulations requirements (2013) – Approved 29/08/2023</p> <p>23/0914/VRC – Deletion of condition 9 (parking permits) of planning permission 21/2729/FUL – Refused 22/05/2023 for the following reason:</p> <ul style="list-style-type: none"> • The scheme, by reason of insufficient information to demonstrate that there would be adequate space in surrounding streets to facilitate additional vehicles being parked on-street without leading to undue parking stress, would adversely impact on the free flow of traffic to the detriment of highway and pedestrian safety in the locality. The proposal is therefore contrary to the aims and objectives of policy, in particular, Policies LP44 and LP45 the Local Plan (2018), the Supplementary Planning Document 'Transport' (2020) and the Council's Parking Survey Methodology. <p>22/3441/VRC – Removal of condition 15 - BREEAM Domestic Refurbishment Rating Excellent of planning application Ref: 21/2729/FUL allowed on appeal – Approved 13/01/2023</p> <p>21/3703/FUL – Renovation, single storey rear extension, restructuring of main roof including a new gable roof extension at front, raising of</p>

	<p>roof to rear annexe, rear dormer and rear extension and lightwells to existing basement to allow the existing building to be converted from two flats to six flats comprising 5, 1 bed flats and 1, 2-bed flat. New front boundary wall and railings and sunken refuse enclosures – Approved 28/04/2022</p> <p>21/2729/FUL – Renovation, rear single storey extension, new gable roof extension and rear basement to existing building to form six apartments – Initially – Refused, however allowed on appeal 31/10/2022</p>				
<p>Policies</p>	<p>The proposal has been considered having regard to the aims and objectives of the NPPF, London Plan and Local Plan, in particular:</p> <p>Local Plan:</p> <ul style="list-style-type: none"> • LP 1 Local Character and Design Quality • LP 8 Amenity and Living Conditions • LP 24 Waste Management <p>Richmond Publication Local Plan (Regulation 19 version): The Richmond Publication Version Local Plan (Regulation 19 version) and its supporting documents, including all representations received, was considered at Full Council on 27 April. Approval was given to consult at Regulation 19 and, further, to submit the Local Plan to the Secretary of State for Examination in due course.</p> <p>The Publication Version Local Plan, including its accompanying documents, have been published for consultation on 9 June 2023. Together with the evidence, the Plan is a material consideration for the purposes of decision-making on planning applications.</p> <p>The weight to be given to each of the emerging policies and allocations will depend on an assessment against the criteria set out in paragraph 48 of the NPPF. As the Council considers the emerging Local Plan to be sound and legally compliant, officers and Councillors should accord relevant policies and allocations weight in the determination of applications taking account of the extent to which there are unresolved objections to relevant policies. Note that it was agreed by Full Council that no weight will be given to Policy 4 in relation to the increased carbon offset rate, and therefore the existing rate of £95/t will continue to be applied; in addition, no weight will be given to Policy 39 in relation to the 20% biodiversity net gain requirement at this stage; all other aspects and requirements of these policies will apply.</p> <table border="1" data-bbox="496 1608 1386 1794"> <thead> <tr> <th data-bbox="496 1608 1158 1700">Issue</th> <th data-bbox="1158 1608 1386 1700">Publication Local Plan Policy</th> </tr> </thead> <tbody> <tr> <td data-bbox="496 1700 1158 1794">Sustainable travel choices, Vehicular Parking, Cycle Parking, Servicing and Construction Logistics Management</td> <td data-bbox="1158 1700 1386 1794">47, 48</td> </tr> </tbody> </table> <p>Supplementary Planning Documents / Guidance:</p> <ul style="list-style-type: none"> • Design Quality SPD (2006) • Residential Development Standards SPD (Incorporating Nationally Described Space Standards) (2010) 	Issue	Publication Local Plan Policy	Sustainable travel choices, Vehicular Parking, Cycle Parking, Servicing and Construction Logistics Management	47, 48
Issue	Publication Local Plan Policy				
Sustainable travel choices, Vehicular Parking, Cycle Parking, Servicing and Construction Logistics Management	47, 48				
<p>Material</p>	<p>The application has been publicised in accordance with the Local</p>				

representations	<p>Planning Authority's requirements as set out in the Town and Country Planning (Development Management Procedure) (England) Order.</p> <p>No comments have been received from any neighbouring properties or the wider public.</p>
Amendments	<p>No amendments received.</p>
Professional comments	<p>The application is seeking to vary a condition under Section 73 of the Town & Country Planning Act on a development that has been judged to be acceptable in principle through the previous planning permission granted (Ref: 23/1655/VRC which was preceded by 21/2729/FUL - allowed on appeal). These types of applications should be determined in accordance with the Local Plan, but where national or local policies or other material considerations have changed since the original grant of permission, LPAs can assess the scheme in line with the legislative and policy changes as well as the changes sought.</p> <p>Since the previous decision, there has been no significant change in circumstance that would require further consideration. Thus, the main issues associated with this application are below.</p> <ul style="list-style-type: none"> • Character/Design • Neighbour Amenity <p>Character/design</p> <p>Local Plan Policy LP1 states new development must be of a high architectural quality based on sustainable design principles. Development must respect local character and contribute positively to its surrounding based on a thorough understanding of the site and its context. In addressing design quality, the Council will have regards to the following:</p> <ul style="list-style-type: none"> - Compatibility with local character including relationship with existing townscape and frontages, scale, height, massing, proportions and form - Sustainable development and adaptability, subject to aesthetic considerations - Layout and access - Space between buildings and relationship to the public realm - Detailing and material <p>The proposed development involves the replacement of the existing boundary wall to the front of the site with a new timber refuse shed with metal framed sliding doors, brick pillars and an entrance gate. It is noted that the parent approval allowed for a sunken front garden area to allow for the proposed bins. This means that refuse shed would only extend 1.1m in height at the front boundary. The entrance gate would also be 1.1m in height, and the brick pillars would be 1.35m.</p> <p>The approved development involved replacing the boundary wall with 1.35m high pillars, with brick wall with railings above to match this height, along with an entrance gate.</p>

	<p>The existing front boundary treatment is a low front wall with taller pillars beside an entrance gate. The application site is not located within a Conservation Area, and the applicants would therefore have the right to construct a 1m high front boundary treatment without attaining planning permission. The local environment also largely includes relatively low front boundary walls, however there are taller front boundary treatments at No. 81 to the east of the application site and No. 122 directly opposite. Furthermore, the proposed front boundary treatment would maintain good views of the front elevation of the property.</p> <p>As such, whilst taller than most other front boundary treatments in the surrounding environment, the proposal is comparable in height to some of these, and would not be considered a refusable scheme on this basis. Furthermore, the timber cladding and brick pillars would accord with other front boundary treatments in the area. It is also noted that while the proposed timber element of the element of the front boundary would sit slightly higher than the previous approved development, it would sit lower than the railings and would not present an overly different scheme in terms of retaining visibility of the front elevation of the site.</p> <p>Finally, the proposal involves raising the sill height of the two consented windows on the rear elevation, so as to allow more flexible furniture layouts in the room. These windows would not be visible from the street and would result in a very minor change to the appearance of the rear elevation, whilst maintaining an appropriate window hierarchy. As such no objections are raised to this element of the proposal.</p> <p>In light of the above, the proposed amendments to the original approved scheme are considered to be in accordance with the relevant policy guidance, in particular policy LP1 of the Local Plan.</p> <p><u>Residential Amenity</u></p> <p><i>Policy LP8 (Amenity and Living Conditions) of the Publication Local Plan seeks to ensure that new development retains the amenity and living conditions for occupants of new, existing, adjoining and neighbouring properties.</i></p> <p>The proposed changes to the consented development are minor and would not be considered to adversely affect the amenity of neighbour properties due to their nature, scale and siting.</p> <p>In light of the above, the proposal is considered to be in accordance with the LP8 of the Local Plan and associated SPD guidance.</p> <p>Summary</p> <p>For the reasons stated above, it is considered that the proposed development accords with relevant local, national and regional planning policies.</p>
<p>Recommendation</p>	<p>Approve</p>

Recommendation:

The determination of this application falls within the scope of Officer delegated powers - YES / ~~NO~~

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):TFA..... Dated:09/08/2024.....

I agree the recommendation: EL

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

Dated:28/08/2024.....

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
