



PLANNING STATEMENT

63 RAILWAY ROAD TEDDINGTON TW11 8RZ

ERECTION OF SINGLE STOREY SIDE/REAR INFILL EXTENSION

APPLICANT: LOUISE CHANDLER

1.0 INTRODUCTION

1.1 This Planning Statement has been produced by Coba Design to describe the proposed development at 63 Railway Road to accompany our Householder Planning Application dated 02 September 2024.

1.2 The proposed development has been described as follows:

Erection of single storey side/rear infill extension.

1.3 The applicant is Louise Chandler.

2.0 SITE AND USE

2.1 The applicant's site comprises a 2-storey terraced property built in 1867.

2.2 The existing property is a 2 bedroom dwellinghouse.

2.3 The roof of the rear outrigger has been previously raised (LPA Planning Application Reference: 09/1227/HOT) with associated iterations to the rear fenestration. This included the demolition of the original WC to the rear.

2.4 The site area of the applicant's site is 140m².

2.5 The building is not a Listed Building.

2.6 The site does not lie within a designated conservation area.

3.0 PLANNING HISTORY

3.1 Planning Application Reference: 09/1227/HOT
Proposed Development: Single storey extensions and modified pitched roof with gable end over existing rear projection.
Decision: Granted Permission
Decision Date: 23/07/2009

4.0 DESIGN COMMENTARY

4.1 The proposed development has been designed with Local Planning Policy in mind, with a development to respect the local context and respond to the local character of the buildings on Railway Road.

4.2 The proposed development comprises the erection of a single storey side/rear infill extension.

4.3 The single storey rear extension extends 2 metres beyond the original ground floor rear wall (i.e. from the wall of the previously demolished original wc and/or store building shown on LPA planning application reference 09/1227/HOT).

- 4.4 The proposed development is intended to improve the habitable accommodation for the residents of the dwellinghouse, including the provision of an open plan kitchen/lounge/dining to the rear of the property to meet modern living requirements.
- 4.5 The proposed development would not be visible from the streetscene.
- 4.6 The external walls would be facing brickwork to match the existing.
- 4.7 The pitched roof covering would be slate to match the existing.
- 4.8 The extension has been designed to ensure the addition would be an appropriate addition to the host dwelling and follow the pattern of development in the area.
- 4.9 The increase in Gross Internal Area (GIA) from the proposed development is 15.6m².
- 4.10 Several neighbouring properties on Railway Road have undertaken similar developments with the most similar being to number 60 Railway Road (LPA REF: 15/3524/HOT) and 68 Railway Road (LPA REF: 20/2232/HOT).

5.0 IMPACT ON THE AMENITY OF NEIGHBOURING RESIDENTS

- 5.1 The proposed development has been designed with a pitched roof with an eaves height of 2200mm to minimise the impact on adjoining neighbours.
- 5.2 The proposed eaves height matches that of the approved and implemented development at number 68 Railway Road (LPA REF: 20/2232/HOT).

6.0 FLOODING

- 6.1 The proposed development is within Flood Zone 1.
- 6.2 The Local Authority Surface Water Management Plan show the site to be within a Critical Drainage Area. A 'Householder and other minor extensions in Flood Zones 2 and 3' has therefore been included within our planning application.

7.0 PARKING

- 7.1 The applicant's site does not have off street parking provisions.
- 7.2 The proposed development is not considered to result in any significant increase in car parking requirements for the dwelling or increase vehicle movements to and from the area.

8.0 ACCESS

- 8.1 Pedestrian access to the site remains the same.