



**Application reference: 24/1800/HOT**  
**FULWELL AND HAMPTON HILL WARD**

Date application received	Date made valid	Target report date	8 Week date
16.07.2024	18.07.2024	12.09.2024	12.09.2024

**Site:**

100 Fulwell Road, Teddington, TW11 0RQ,

**Proposal:**

Single story ground floor wrap around extension at rear of property

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

**APPLICANT NAME**

Luke Cross  
 100 Fulwell Road  
 Teddington  
 Richmond Upon Thames  
 TW11 0RQ

**AGENT NAME**

Mr George Kain  
 Church House  
 Glasshouse Lane  
 Kirdford  
 RH14 0LT

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

**Consultations:**

**Internal/External:**

**Consultee**

**Expiry Date**

**Neighbours:**

- 77 Winchendon Road, Teddington, TW11 0SU, - 19.07.2024
- 79 Winchendon Road, Teddington, TW11 0SU, - 19.07.2024
- 75 Winchendon Road, Teddington, TW11 0SU, - 19.07.2024
- 98 Fulwell Road, Teddington, TW11 0RQ, - 19.07.2024
- 102 Fulwell Road, Teddington, TW11 0RQ, - 19.07.2024

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

Development Management

Status: GTD  
 Date: 05/10/2010

Application: 10/2429/PS192  
 L-shape rear dormer roof extensions. French doors with guard rail to main rear dormer. Rooflights to front elevation

Development Management

Status: PCO  
 Date:

Application: 24/1800/HOT  
 Single story ground floor wrap around extension at rear of property

Building Control

Deposit Date: 04.11.2002 FENSA Notification of Replacement Glazing comprising 9 Windows and 0 Doors. Installed by Bryco Group. FENSA Member No 14212. Installation ID 238685. Invoice No H62

Reference: 02/5313/FENSA

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Building Control

Deposit Date: 15.11.2002 FENSA Notification of Replacement Glazing comprising 9 Windows and 0 Doors. Installed by Bryco Group. FENSA Member No 14212. Installation ID 259086. Invoice No H62

Reference: 02/5344/FENSA

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Building Control

Deposit Date: 12.11.2010 Loft conversion  
Reference: 10/2248/FP

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Building Control

Deposit Date: 14.12.2010 Loft conversion  
Reference: 10/2248/FP/1

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Building Control

Deposit Date: 07.01.2011 Loft conversion  
Reference: 10/2248/FP/2

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Building Control

Deposit Date: 25.06.2011 One or more new circuits  
Reference: 11/ELE00788/ELECSA

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Building Control

Deposit Date: 22.11.2011 Installed a Gas Boiler  
Reference: 11/FEN04111/GASAFE

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Building Control

Deposit Date: 14.10.2013 Circuit alteration or addition in a kitchen/special location Kitchen  
Reference: 13/NAP00893/NAPIT

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Building Control

Deposit Date: 22.08.2013 1 Door  
Reference: 13/FEN03665/FENSA

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Building Control

Deposit Date: 01.04.2016 Install replacement windows in a dwelling  
Reference: 16/FEN00709/FENSA

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Enforcement

Opened Date: 12.07.2011 Enforcement Enquiry  
Reference: 11/0357/EN/UBW

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Enforcement

Opened Date: 22.02.2013 Enforcement Enquiry  
Reference: 13/0072/EN/UBW

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<b>Application Number</b>	<b>24/1800/HOT</b>
<b>Address</b>	<b>100 Fulwell Road Teddington TW11 0RQ</b>
<b>Proposal</b>	<b>Single story ground floor wrap around extension at rear of property.</b>
<b>Contact Officer</b>	<b>Matt Bayly</b>
<b>Target Determination Date</b>	<b>12/09/2024</b>

## 1. INTRODUCTION

This application is of a nature where the Council's Constitution delegates the authority to make the decision to Officers rather than it being determined by the Planning Committee.

Before preparing this summary report the planning officer considered any relevant previous planning applications in relation to the development and considered any comments made by those interested in the application such as consultees with specialist knowledge and nearby residents.

By indicating that the development proposal complies with relevant Local Plan Policies, the planning officer has considered the information submitted with the application, any previous relevant applications, any comments received in connection with the application and any other case specific considerations which are material to the decision.

## 2. DESCRIPTION OF THE SITE AND ITS SURROUNDINGS

The host site located on the northern side of Fulwell Road currently holds a two-storey standalone dwelling. The building is finished with brick and has a tile roof. The site is in a predominantly residential area, characterised by two-storey terraced rows.

The application site is situated within Hampton Village and is designated as:

- Area Susceptible To Groundwater Flood - Environment Agency (Superficial Deposits Flooding - >= 75% - SSA Pool ID: 212)
- Article 4 Direction Basements (Article 4 Direction - Basements / Ref: ART4/BASEMENTS / Effective from: 18/04/2018)
- Community Infrastructure Levy Band (Low)
- Critical Drainage Area - Environment Agency (Strawberry Hill [Richmond] / Ref: Group8\_003 /
- Take Away Management Zone (Take Away Management Zone)
- Village (Teddington Village)
- Village Character Area (Stanley Road North - Area 1 Hampton Wick & Teddington Village Planning Guidance Page 19 CHARAREA11/01/01)
- Ward (Fulwell and Hampton Hill Ward)

## 3. DESCRIPTION OF THE PROPOSAL AND ANY RELEVANT PLANNING HISTORY

The proposed development comprises a single storey rear extension and an infill side extension on the western side elevation.

There relevant planning history associated with the site is listed above.

## 4. CONSULTATIONS CARRIED OUT

The list of neighbours notified of this application are listed above.

No letters of representation were received.

## 5. MAIN POLICIES RELEVANT TO THE DECISION

### NPPF (2023)

The key chapters applying to the site are:

4. Decision-making

These policies can be found at:

<https://www.gov.uk/guidance/national-planning-policy-framework>

**London Plan (2021)**

The main policies applying to the site are:

- D4 Delivering good design
- D6 Housing quality and standards
- D12 Fire Safety

These policies can be found at: <https://www.london.gov.uk/what-we-do/planning/london-plan>

**Richmond Local Plan (2018)**

The main planning considerations applying to the site and the associated Local Plan policies are:

Issue	Local Plan Policy	Compliance	
Local Character and Design Quality	LP1,	Yes	<del>No</del>
Impact on Amenity and Living Conditions	LP8	Yes	<del>No</del>
Impact on Flood Risk and Sustainable Drainage	LP21	Yes	<del>No</del>

These policies can be found at

[https://www.richmond.gov.uk/media/15935/adopted\\_local\\_plan\\_interim.pdf](https://www.richmond.gov.uk/media/15935/adopted_local_plan_interim.pdf)

**Richmond Publication Local Plan (Regulation 19 version)**

The Richmond Publication Version Local Plan (Regulation 19 version) was published on 9 June 2023 for public consultation which ended on 24 July 2023.

The Publication Version Local Plan, together with all the representations received during the representation period, the plan and its supporting documents were submitted to the Secretary of State for examination on 19 January 2024. The submission documents do not form part of the statutory development plan for the Borough, however, by publishing and submitting the Borough Local Plan for independent examination the Council has formally confirmed its intention to adopt the Publication Plan.

The Publication Version Local Plan, including its evidence base, are material considerations for decision-making. 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 Borough Local Plan to be sound and legally compliant, officers and Councillors should accord relevant policies and allocations significant weight in the determination of applications taking account of the extent to which there are unresolved objections to relevant policies. Therefore, the weight afforded to each policy at this stage will differ depending on the level and type of representation to that policy. This will be addressed in more detail in the assessment below if/where it is relevant to the application.

Note that it was agreed by Full Council on 27 April, when the Publication Plan was approved, that no weight will be given to Policy 4 in relation to the increased carbon offset rate, and therefore the existing rate of £95 will continue to be used; in addition, no weight will be given to Policy 39 in relation to the 20% biodiversity net gain requirement; all other aspects and requirements of these policies will apply.

Issue	Publication Local Plan Policy	Compliance
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Flood risk and sustainable drainage	8	Yes	Ne
Local character and design quality	28	Yes	Ne
Amenity and living conditions	46	Yes	Ne

These policies can be found at

[https://www.richmond.gov.uk/media/16749/hpn\\_plan\\_2018\\_to\\_2033\\_january\\_2019.pdf](https://www.richmond.gov.uk/media/16749/hpn_plan_2018_to_2033_january_2019.pdf)

### Supplementary Planning Documents

House Extension and External Alterations  
Hampton Wick & Teddington Village Planning

These policies can be found at:

[https://www.richmond.gov.uk/services/planning/planning\\_policy/local\\_plan/supplementary\\_planning\\_documents\\_and\\_guidance](https://www.richmond.gov.uk/services/planning/planning_policy/local_plan/supplementary_planning_documents_and_guidance)

### Biodiversity Net Gain

The planning authority, for the purposes of determining whether to approve a Biodiversity Gain Plan, if one is required in respect of this permission would be the London Borough of Richmond upon Thames.

There are statutory exemptions and transitional arrangements which mean that the biodiversity gain condition does not always apply. Based on the information available this permission is considered to be one which will not require the approval of a biodiversity gain plan before development is begun because the proposal is development which is subject of a householder application within the meaning of article 2(1) of the Town and Country Planning (Development Management Procedure) (England) Order 2015. A 'householder application' means an application for planning permission for development for an existing dwellinghouse, or development within the curtilage of such a dwellinghouse for any purpose incidental to the enjoyment of the dwellinghouse which is not an application for change of use or an application to change the number of dwellings in a building.

## 6. EXPLANATION OF OFFICER RECOMMENDATION

The key issues for consideration are:

- i Design and impact on local character
- ii Impact on neighbour amenity
- iii Fire safety
- iv Flooding

### i Design and impact on heritage and local character

*Policy LP1 of the Local Plan 2018 seeks to maintain and, where possible, enhance the high architectural and urban design quality which contributes to the character and heritage of the area. Proposals should demonstrate an understanding of the site and its context when considering the design including layout, siting and access and the compatibility of the works to the neighbouring uses.*

*Policy LP28 of the Publication Local Plan requires all development to be of high architectural and urban design quality. The character and heritage of the borough has been identified in the borough-wide characterisation work undertaken as part of the Urban Design Study. The 'places' as identified in the Study will need to be maintained and their character enhanced where opportunities arise. Development proposals will have to demonstrate a thorough understanding of the site and how it relates to its existing context, including character and appearance, and take opportunities to improve the quality and character of buildings, spaces and the local area.*

The House Extensions and Alterations SPD sets out general guiding design principles for householder extensions. These are summarised below:

- Reflect existing character/detail.

- Ensure continuity of the whole – the essence of visual success is to look at the street as a whole.
- A well-designed extension, which sympathetically complements the existing house and is in character with the neighbourhood.

The proposed rear and side extension is acceptable by virtue of other existing and granted rear extensions in the surrounding environment. The proposal is similar to these in terms of size, materiality and appearance. Specifically, the proposed depth from the existing outrigger will not exceed that of previously approved applications. Additionally, due to the common rear outrigger element along the street, examples of side infill extensions are numerous.

The proposal will be subservient in comparison to the size of the existing house and will not result in an overall bulk and mass that is at odds with the surrounding built character. Specifically, the proposal will have a maximum height of 3m and incorporates a pitched roof that lessens the perceived bulk of the form. Furthermore, the proposal would retain a moderate sized garden to the rear which is deemed acceptable.

External facing materials are proposed to match existing which is supported.

It is noted that the rear garden will still have an acceptable level of onsite amenity.

Overall, the proposal and is consistent with policy LP1 of the Local Plan, LP28 of the Publication Local Plan and the SPD.

## **ii Impact on neighbour amenity**

*Policy LP8 states that development must protect the amenity and living conditions of existing, adjoining and neighbouring occupants. Design must allow for good daylight standards, avoid overlooking or noise disturbance, avoid visual intrusion, overbearing impacts or harm to the reasonable enjoyment of the uses of buildings and gardens. Harm may arise from various impacts such as noise, air pollution, odours or vibration.*

*Policy LP46 of the Publication Local Plan requires proposals to:*

- 1. Ensure the design and layout of buildings does not have an unacceptable impact on levels of daylight and sunlight on the host building or neighbouring properties, including gardens and outdoor spaces; where existing daylight and sunlight conditions are already substandard, they should be improved where possible;*
- 2. Ensure that adequate outlooks are provided for new occupants, and that heights, massing and siting of new development retains adequate outlooks for neighbouring occupants, voiding any undue sense of enclosure;*
- 3. Ensure that acceptable standards of privacy are provided and retained, without a diminution of the design quality; development should not result in unacceptable levels of overlooking (or perceived overlooking); balconies should not cause unacceptable overlooking or noise or disturbance to nearby occupiers;*
- 4. Ensure that proposals are not visually intrusive or have an overbearing impact as a result of their height, massing or siting; visual amenity from adjoining sites and from the public realm should not be unacceptably compromised;*
- 5. Ensure there is no harm to the reasonable enjoyment of the use of buildings, gardens and other spaces due to increases in traffic, servicing, parking, noise, light, disturbance, air pollution, odours or vibration or local micro-climate effects;*
- 6. Provide adequate outdoor amenity space for new occupiers in accordance with Policy 13 'Housing Mix and Standards', which is free from excessive noise or disturbance, pollution, odour, sense of enclosure, unacceptable loss of privacy, wind and overshadowing.*

*The SPD on House Extensions and External Alterations notes that generally an extension of 3m in depth for an attached property will be acceptable. Where the proposed extension seeks a larger depth, the eaves should be reduced to 2.2m at the shared boundary to mitigate detrimental impact on neighbours such as sense of enclosure or overbearing. However, the final test of acceptability is dependent on the specific circumstances of the site which may justify greater rear projection.*

The neighbours requiring specific assessment adjoin the subject site are 98 and 102 Fulwell Road to the east and west respectively.

#### 98 Fulwell Road

The proposal would not cause undue harm to the amenity of these adjoining neighbours as:

- The proposal will adjoin the blank side elevation of no.98 and will not project beyond the rear elevation.
- Windows are oriented to the rear so to avoid overlooking neighbours.

#### 102 Fulwell Road

The proposal would not cause undue harm to the amenity of these adjoining neighbours as:

- Whilst the proposal exceeds the recommended depth in relation to both of the neighbouring rear elevations the eave height will be set to 2.2m which complies with SPD guidance for infill extensions would prevent undue impacts relating to dominance and shading.
- Windows are oriented to the rear so to avoid overlooking neighbours.

In view of the above, the proposal complies with the aims and objections of policy LP8 of the Local Plan and Policy LP46 of the Publication Local Plan.

#### **ii Fire Safety**

A Fire Safety Statement was submitted with the application. The applicant is advised that alterations to existing buildings should comply with the Building Regulations. A separate application should be made for Building Regulation requirements. Overall, taking into account the scale of the works, the scheme is consistent with Policy D12 of the London Plan.

#### **iv Flooding**

*Policy LP21 states that all developments should avoid, or minimise, contributing to all sources of flooding, taking into account climate change and without increasing flood risk elsewhere. Sustainable Drainage Systems (SuDs) are required in all proposals.*

Whilst the site is not located within a flood zone, other flood-related hazards are listed as present.

The applicant has confirmed that the floor levels will be set no lower than the that of the existing house, any contribution to flood sources is considered to be minimal and there will be no increase in safety risk to occupants. The proposal is therefore consistent with LP21.

### **7. LOCAL FINANCE CONSIDERATIONS AND OTHER MATTERS**

Section 70(2) of the Town and Country Planning Act 1990 (as amended) provides that a local planning authority must have regard to a local finance consideration as far as it is material. The weight to be attached to a local finance consideration remains a matter for the decision maker. The Mayor of London's CIL and Richmond CIL are therefore material considerations.

On initial assessment this development is not considered liable for the Mayoral or Richmond CIL however this is subject to confirmation by the CIL Administration Team

### **8. RECOMMENDATION**

This recommendation is made following careful consideration of all the issues raised through the application process. In making this recommendation consideration has been had to the statutory duties imposed by the Planning (Listed Buildings and Conservation Areas) Act 1990 and the requirements set out in Chapter 16 of the NPPF.

**Grant planning permission**

Paragraph 11 of the Framework explains how the presumption in favour of sustainable development applies. For the reasons set out above, this application falls to be determined in accordance with the test under section 38(6) of the 2004 Act, the proposal is in general conformity with the Development Plan overall and there are no material considerations of sufficient weight to justify refusal.

**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): ...MBA.....

Dated: ...03/09/2024.....

**I agree the recommendation: TFA**

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

Dated: 06/09/2024

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: .....