



Application reference: 24/1626/HOT
TEDDINGTON WARD

Date application received	Date made valid	Target report date	8 Week date
27.06.2024	16.07.2024	10.09.2024	10.09.2024

Site:
 52 Arlington Road, Teddington, TW11 8NJ,

Proposal:
 Erection of a single storey rear extension

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

APPLICANT NAME
 Mr Egor Fufachev
 52 Arlington Road
 Teddington
 Richmond Upon Thames
 TW11 8NJ

AGENT NAME
 Mr Mentor Idrizi
 58
 Mitchell Road
 Palmers Green
 Enfield
 N136EE

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

Consultations:
Internal/External:
Consultee

Expiry Date

Neighbours:

- 48 Arlington Road, Teddington, TW11 8NJ -
- 57 Arlington Road, Teddington, TW11 8NL, - 16.07.2024
- 55 Arlington Road, Teddington, TW11 8NL, - 16.07.2024
- 53 Arlington Road, Teddington, TW11 8NL, - 16.07.2024
- 43 Fieldend, Twickenham, TW1 4TG, - 16.07.2024
- 42 Fieldend, Twickenham, TW1 4TG, - 16.07.2024
- 54 Arlington Road, Teddington, TW11 8NJ, - 16.07.2024
- 50 Arlington Road, Teddington, TW11 8NJ, - 16.07.2024

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

Development Management

Status: PCO Application: 24/1626/HOT
 Date: Erection of a ground floor wrap around extension

Development Management

Status: PDE
Date:

Application:24/2074/PS192
L-shape rear dormer roof extensions. Rooflights to front elevation

Application Number	24/1626/HOT
Address	52 Arlington Road Teddington TW11 8NJ
Proposal	Erection of a ground floor wrap around extension
Contact Officer	Fariba Ismat
Target Determination Date	10/09/2024

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 application site is occupied by a two storey mid-terraced residential dwellinghouse with 2-storey rear outrigger and single storey side and rear extension. The site is located on eastern side of Arlington Rd in Teddington Village.



The host site is situated within Teddington Ward and is designated as:

Number of constraints: 11

Item Found	More Information
Area Poorly Provided with Public Open Space	Area poorly provided with Public Open Space
Area Susceptible to Groundwater Flood - Environment Agency	Superficial Deposits Flooding - >= 75% - SSA Pool ID: 337
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	Teddington [Richmond] / Ref: Group8_006 /
Increased Potential Elevated Groundwater	GLA Drain London
Main Centre Buffer Zone	Teddington Town Centre Boundary Buffer Zone - A residential development or a mixed-use scheme within this 400 metre buffer area identified within the Plan does not have to apply the Sequential Test (for Flood Risk) as set out in Local Plan policy LP21.
Take Away Management Zone	Take Away Management Zone
Village	Teddington Village
Village Character Area	Cambridge Road and surrounds - Area 2 Hampton Wick & Teddington Village Planning Guidance Page 21 CHARAREA11/02/01
Ward	Teddington Ward

3. DESCRIPTION OF THE PROPOSAL AND ANY RELEVANT PLANNING HISTORY

The proposal is for erection of a ground floor wrap around extension.

PLANNING HISTORY

24/1626/HOT	Erection of a ground floor wrap around extension	Under Consideration
24/2074/PS192	L-shape rear dormer roof extensions. Rooflights to front elevation	Under Consideration

4. CONSULTATIONS CARRIED OUT

The list of neighbours notified of this application are listed above. Three letters of objection and one letter of support has been received.

Support letter from no. 50:

As owners of one of the adjoining properties (No. 50) we are happy to support the application. We appreciate the applicants consulting us and are content with the design, which will improve the look of the house and street while retain the Victorian charm.

Objection from No. 48

- Excessive glazing
- Drainage and surface water issues, possible water logging to neighbouring sites
- No detail as to whether a 'Build-Over' Agreement with Thames Water will be incorporated or whether existing sewerage pipes and inspection covers will be relocated.
- It should be noted that Thames Water has recently had to write to all of the residents of Arlington Road due to blockages to the rear sectional public sewers, this proposed new extension must take this into account.
- The occupants of no.48 would object, in principle, to the extent of light egress.

Objection from No. 54:

- Concerned about the size and density of the ground floor wrap around extension
- Height of the built wall and new roof would stand at 3.58m, would feel overbearing, will impact the natural light and will cause overshadowing
- The eaves height at 2.44m and combined with the extend of the rear extension will cause overshadowing and will negatively impact the natural light
- The reduction in overall height from 3.58 to 3.5m is not sufficient to overcome the negative impact
- The reduction of the side wall height from 2.44m to 2.2m is an improvement, however, with overall height and 7 sky lights on the side roof slope, the proposal will have a negative impact in term of privacy, potential overlooking and overshadowing.

Amendments: Since above objections, the proposed scheme has been amended, the eaves height has been reduced to 2.2m, the ridge height to 3.2m and the 7 x sky lights on the side roof slope facing neighbouring no. 54 has been removed and 2 x rectangular shaped sky lights are proposed near the ridge of the gable roof on each side of the roof as shown on the revised drawing Ref. 9RC-PP-02 R5.

5. MAIN POLICIES RELEVANT TO THE DECISION

NPPF (2023)

The key chapters applying to the site are:

Chapter 4 Decision-making
 Chapter 12 (Achieving well-designed and beautiful places)
 Chapter 16 (Conserving and enhancing the historic environment)

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
- D12 Fire Safety
- D3 (Optimising site capacity through the design-led approach)
- HC1 (Heritage Conservation and Growth)

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	No
Impact on Amenity and Living Conditions	LP8	Yes	No

These policies can be found at
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 is addressed in more detail in the assessment below 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.

Supplementary Planning Documents

Hampton Wick & Teddington Village Plan
Housing Extensions and External Alterations SPD (May 2015)

These policies can be found at:

https://www.richmond.gov.uk/services/planning/planning_policy/local_plan/supplementary_planning_documents_and_guidance

6. EXPLANATION OF OFFICER RECOMMENDATION

The key issues for consideration are:

- i Design and impact and appearance
- ii Impact on neighbour amenity
- iii Fire Safety
- iv Local Finances Implications

i Design and impact on heritage assets

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.

The Councils SPD relating to House Extensions and External Alterations states that the overall shape, size and position of side and rear extensions should not dominate the existing house or its neighbours. It should harmonise with the original appearance, either by integrating with the house or being made to appear as an obvious addition.

With regards to infill extensions to Victorian properties, the SPD states that they are fairly typical around the borough. In such instances, where the depth exceeds that outlined above, the eaves height should be limited to 2.2m to mitigate the sense of enclosure

Assessment

The proposal is for demolition of the existing single storey side and rear extension and erection of a new wrap around extension with gable roof incorporating 2 x rectangular shaped sky lights on each side of the roof slope.

The host house is a two storey Victorian built with two storey rear outrigger and appears to have side infill conservatory and a single storey rear projection that are proposed to be demolished to make way for the proposed wrap around side and rear extensions with gable roof.

The proposed single storey wrap around extension would measure 2m deep along the boundary with no. 50 and 6m deep along the boundary with no. 54. The eaves height would measure 2.2m and the ridge height would measure 3.2m. Two sky lights would be inserted on each side of the roof slope close to central ridge and at the junction with first floor wall.

The design and appearance of the proposed rear extension is considered to respect the design and characteristics of the original dwelling and will appear in harmony with the host site. Under the House Extensions and External Alteration SPD, a deeper side infill extension along the boundary of a neighbouring house is only supported to Victorian houses where the proposal keeps the eaves height to 2.2m. In this case the side infill extension would measure 6m in depth and will maintain an eaves height of 2.2m with roof sloping upward towards the main house to a ridge height of 3.2m.

This kind of infill side extension is not out of keeping with character of the Victorian houses, in fact are quite common and are supported throughout the borough and therefore is considered part of the character of the built environment of the borough and therefore it is considered unreasonable to object to.

The overall volume and massing of the proposed extension is considered proportional to the main house and therefore is supported.



The proposal therefore is considered to respect the aim and objectives of planning policies LP1, of the Local Plan and the House Extensions and External Alterations SPD and is supported.

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.

There have been objections from neighbouring sites on basis of loss of light, overshadowing, overbearing and impact on privacy.

The proposal will measure 2m along the boundary of no. 50 with an eave's height of 2.2m and within the threshold of 3m deep rear extension allowed for terraced houses under above SPD and therefore is not considered to impact the amenities of no. 50 negatively.

The proposal will measure 6m deep along the boundary of no. 54 with an eave's height to 2.2m. The neighbouring house at no. 54 is noted to have a single storey rear extension that projects about a metre beyond the existing infill extension at no. 52. The proposed 6m deep rear extension would project a metre beyond the rear wall of the existing extension at no. 54 and with an eave's height of 2.2m is not considered to create overbearing impact on no. 54. A small gap will be maintained between the infill extension and neighbouring extension to avoid encroachment.



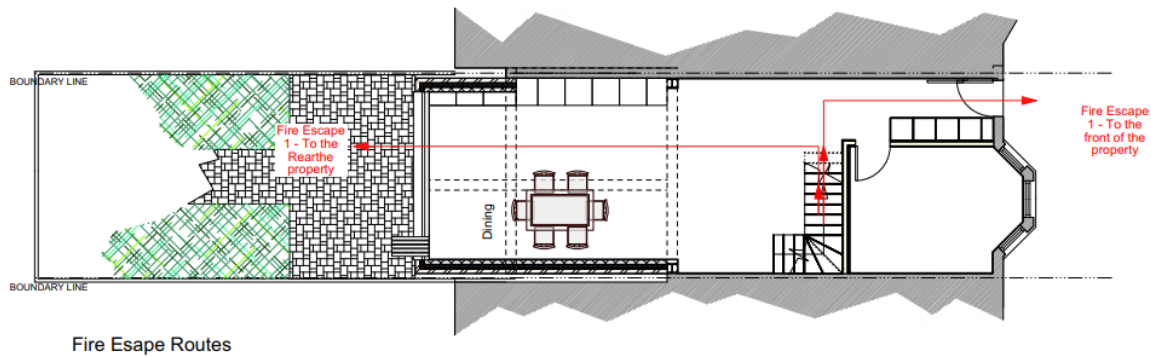
The properties have east facing rear garden that benefits from direct sun in the mornings and the proposed rear extension will not adversely impact the level sun/day light reaching the back garden of neighbouring sites in particular no. 54 due to site orientation/circumstances (having rear extensions) in the afternoons as seen in the above photo. The two metre rear extension with a ridge height of 3.2m may create some impact, however, it is within the acceptable measure set out by the House Extensions and External Alterations SPD and therefore is considered acceptable.

In the light of above, the proposal is considered to be compliant with policy LP8 of the Local Plan and LP46 of the Publication Local Plan and is supported.

iii Fire Safety

Policy D12 of the London Plan (2021) asks for all development proposals to achieve the highest standards of fire safety to ensure the safety of all building users and requires planning application to be accompanied by a Fire Safety Statement (FSS).

A Fire Safety Statement has been submitted in the form of below drawing and discussed below.



- The site is accessible to firefighters through the main road at the front of the property
- Evacuation from the building would be through front door to street and rear door to rear garden
- Proposed materials are bricks for wall, roof tiles and UPVC windows
- Building Regulations would apply as part of the construction process that would include 30 minutes fire doors habitable rooms, if affected by the proposal, smoke and heat detectors where required

The proposal for the most part would replace the existing extensions, with implementation of the Building Regulation mentioned above, the proposal is not considered to harm the existing fire safety strategy of the house and with addition of above measure is considered to comply with policy D12 of London Plan and is supported.

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

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.

Grant planning permission with conditions

Submitted Drawings:

52AR PP 02 R5, 52AR PP 08 R2 – Recd. 04/09/2024
52AR PP 02 R5 – Recd. 03/09/2024
52AR PP 01, 52AR PP 04, 52AR PP 07 – Recd. 13/08/2024

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):FI..... Dated:04/09/2024.....

I agree the recommendation: CTA

Team Leader/Head of Development Management/Principal Planner

Dated:05/09/2024.....

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:

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
