

Application reference: 24/1702/HOT FULWELL AND HAMPTON HILL WARD

Date application received	Date made valid	Target report date	8 Week date
05.07.2024	15.07.2024	09.09.2024	09.09.2024

Site:

15 Kent Drive, Teddington, TW11 0PD,

Proposal:

Erection of a single storey extension and porch to the front of the property, two storey side extension and single storey rear extension to replace existing two storey and single storey side and rear extensions. New roof light to front roof slope.

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

APPLICANT NAME

Dawn and Edward Goodwin
15 Kent Drive
Teddington
Richmond Upon Thames
TW11 0PD

AGENT NAME

Mr Simon Merrony
34 Thames Street
Sunbury on Thames
TW16 6AF
United Kingdom

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

Consultations:

Internal/External:

Consultee

LBRuT Trees Preservation Officer (North)

Expiry Date

06.08.2024

Neighbours:

2 Alexandra Court, Kent Drive, Teddington, TW11 0PF, - 16.07.2024
 1 Alexandra Court, Kent Drive, Teddington, TW11 0PF, - 16.07.2024
 Flat 28, Millwood House, 42 Hampton Road, Teddington, TW11 0EN, - 16.07.2024
 Flat 27, Millwood House, 42 Hampton Road, Teddington, TW11 0EN, - 16.07.2024
 Flat 26, Millwood House, 42 Hampton Road, Teddington, TW11 0EN, - 16.07.2024
 Flat 25, Millwood House, 42 Hampton Road, Teddington, TW11 0EN, - 16.07.2024
 Flat 24, Millwood House, 42 Hampton Road, Teddington, TW11 0EN, - 16.07.2024
 Flat 23, Millwood House, 42 Hampton Road, Teddington, TW11 0EN, - 16.07.2024
 Flat 22, Millwood House, 42 Hampton Road, Teddington, TW11 0EN, - 16.07.2024
 Flat 21, Millwood House, 42 Hampton Road, Teddington, TW11 0EN, - 16.07.2024
 Flat 20, Millwood House, 42 Hampton Road, Teddington, TW11 0EN, - 16.07.2024
 Flat 19, Millwood House, 42 Hampton Road, Teddington, TW11 0EN, - 16.07.2024
 Flat 18, Millwood House, 42 Hampton Road, Teddington, TW11 0EN, - 16.07.2024
 Flat 17, Millwood House, 42 Hampton Road, Teddington, TW11 0EN, - 16.07.2024
 Flat 16, Millwood House, 42 Hampton Road, Teddington, TW11 0EN, - 16.07.2024
 Flat 15, Millwood House, 42 Hampton Road, Teddington, TW11 0EN, - 16.07.2024
 Flat 14, Millwood House, 42 Hampton Road, Teddington, TW11 0EN, - 16.07.2024
 Flat 13, Millwood House, 42 Hampton Road, Teddington, TW11 0EN, - 16.07.2024
 Flat 12, Millwood House, 42 Hampton Road, Teddington, TW11 0EN, - 16.07.2024
 Flat 11, Millwood House, 42 Hampton Road, Teddington, TW11 0EN, - 16.07.2024
 Flat 10, Millwood House, 42 Hampton Road, Teddington, TW11 0EN, - 16.07.2024
 Flat 9, Millwood House, 42 Hampton Road, Teddington, TW11 0EN, - 16.07.2024
 Flat 8, Millwood House, 42 Hampton Road, Teddington, TW11 0EN, - 16.07.2024

Flat 7, Millwood House, 42 Hampton Road, Teddington, TW11 0EN, - 16.07.2024
Flat 6, Millwood House, 42 Hampton Road, Teddington, TW11 0EN, - 16.07.2024
Flat 5, Millwood House, 42 Hampton Road, Teddington, TW11 0EN, - 16.07.2024
Flat 4, Millwood House, 42 Hampton Road, Teddington, TW11 0EN, - 16.07.2024
Flat 3, Millwood House, 42 Hampton Road, Teddington, TW11 0EN, - 16.07.2024
Flat 2, Millwood House, 42 Hampton Road, Teddington, TW11 0EN, - 16.07.2024
Flat 1, Millwood House, 42 Hampton Road, Teddington, TW11 0EN, - 16.07.2024
Flat 7, Beeching House, 40 Hampton Road, Teddington, TW11 0JX, - 16.07.2024
Flat 6, Beeching House, 40 Hampton Road, Teddington, TW11 0JX, - 16.07.2024
Flat 5, Beeching House, 40 Hampton Road, Teddington, TW11 0JX, - 16.07.2024
Flat 4, Beeching House, 40 Hampton Road, Teddington, TW11 0JX, - 16.07.2024
Flat 3, Beeching House, 40 Hampton Road, Teddington, TW11 0JX, - 16.07.2024
Flat 2, Beeching House, 40 Hampton Road, Teddington, TW11 0JX, - 16.07.2024
Flat 1, Beeching House, 40 Hampton Road, Teddington, TW11 0JX, - 16.07.2024
13 Kent Drive, Teddington, TW11 0PD, - 16.07.2024
7 Regina Court, Gloucester Road, Teddington, TW11 0NX, - 16.07.2024
5 Regina Court, Gloucester Road, Teddington, TW11 0NX, - 16.07.2024
3 Regina Court, Gloucester Road, Teddington, TW11 0NX, - 16.07.2024
8 Regina Court, Gloucester Road, Teddington, TW11 0NX, - 16.07.2024
6 Regina Court, Gloucester Road, Teddington, TW11 0NX, - 16.07.2024
4 Regina Court, Gloucester Road, Teddington, TW11 0NX, - 16.07.2024
2 Regina Court, Gloucester Road, Teddington, TW11 0NX, - 16.07.2024
1 Regina Court, Gloucester Road, Teddington, TW11 0NX, - 16.07.2024

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

Development Management

Status: GTD Application: 80/0103
Date: 07/05/1980 Erection of single storey rear extension and garage at side of house.

Development Management

Status: PDE Application: 24/1702/HOT
Date: Erection of a single storey extension and porch to the front of the property,
two storey side extension and single storey rear extension to replace existing
two storey and single storey side and rear extensions. New roof light to front
roof slope.

Building Control

Deposit Date: 16.01.2013 Installed Morso: 04
Reference: 13/HET00873/HETAS

Application Number	24/1702/HOT
Address	15 Kent Drive Teddington TW11 0PD
Proposal	Erection of a single storey extension and porch to the front of the property, two storey side extension and single storey rear extension to replace existing two storey and single storey side and rear extensions. New roof light to front roof slope.
Contact Officer	Alice Murphy
Target Determination Date	09/09/2024

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 has 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 is taking into account 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 subject site provides for a two-storey detached dwellinghouse at the end of Kent Drive, Teddington.

The application site is situated within Character Area 16 of the Hampton Wick and Teddington Village and is designated as:

- Article 4 Direction – restricting basement development
- Critical Drainage Area – Environment Agency
- Area Susceptible To Groundwater Flood - Environment Agency
- Main centre buffer zone – Teddington Town Centre Boundary

3. DESCRIPTION OF THE PROPOSAL AND ANY RELEVANT PLANNING HISTORY

The application seeks to construct a single storey rear extension, a two storey side extension and a front/porch extension.

Relevant planning history for the subject site includes:

- **80/0103** - Erection of single storey rear extension and garage at side of house. **Granted.**

4. CONSULTATIONS CARRIED OUT

Public consultation

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

Two representations were received, one objection and one observation. These outlined the following issues:

- Impact on trees, particularly T01 (Robinia) which is subject to a TPO.
- Noise and disturbance of construction.

Trees and neighbour amenity will be further discussed in section 5 below. It's noted that a standard noise informative will be added to ensure that construction activities are limited in hours and noise generation anticipated for residential household development scale.

It is not considered reasonable to postpone planning permission until winter as suggested by the objectors. The LPA has a statutory duty to assess the application within an 8 week period.

Internal consultation

LBRUT Arboricultural Officer – no objection. TPO T0279 provides statutory tree protection to a tree opposite this site. There are no publicly owned street trees on or around this site. Tree Survey, Arboricultural Impact and Tree Protection Method Statement Date: 1st July 2024 which contains details of 5 Cat B, 23 Cat C and 2 Cat U trees at the site. The works require the removal of two small trees which are unsuitable for

retention. The tree protection measures and methodology are acceptable.

5. MAIN POLICIES RELEVANT TO THE DECISION

NPPF (2023)

The key chapters applying to the site are:

- 4. Decision-making
- 12. Achieving well-designed places

These policies can be found at:

https://assets.publishing.service.gov.uk/media/65a11af7e8f5ec000f1f8c46/NPPF_December_2023.pdf

London Plan (2021)

- Policy D4 – Delivery good design
- Policy D12 – Fire Safety
- Policy SI12 – Flood Risk Management
- Policy SI13 – Sustainable Drainage
- Policy G7 – Trees and woodlands

These policies can be found at: https://www.london.gov.uk/sites/default/files/the_london_plan_2021.pdf

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
Impact on Trees	LP16	Yes	No
Flood Risk	LP21	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 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.

The main policies applying to the site are:

Issue	Publication Local Plan	Compliance
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Policy			
Flood risk and sustainable drainage	8	Yes	No
Local character and design quality	28	Yes	No
Amenity and living conditions	46	Yes	No

These policies can be found at

https://www.richmond.gov.uk/media/fomccpcf/publication_local_plan_low_resolution.pdf

Supplementary Planning Documents

House Extension and External Alterations
Hampton Wick and Teddington Village Planning Guidance

These documents can be found at:

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

Other Local Strategies or Publications

Other strategies or publications material to the proposal are:
Article 4 Direction – restricting basement development

6. EXPLANATION OF OFFICER RECOMMENDATION

The key issues for consideration are:

- i Design
- ii Impact on Neighbour Amenity
- iii Trees
- iv Flood Risk
- v Fire Safety

Issue i - Design

Policy LP1 of the Local Plan seeks to maintain and, where possible, enhance the high architectural and urban design quality which contributes to the character and heritage of the area.

The SPD on House Extensions and External Alterations notes that generally an extension of 4m in depth for a detached dwellinghouse 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. The SPD also specifies:

- *The external appearance of any extension must be carefully designed in order to avoid the visual confusion that can result when the style and materials of the original house are ignored.*
- *The overall shape, size and position of rear and side extensions should not dominate the existing house or its neighbours. They should harmonise with the original appearance, which should be taken as the starting point for any future changes.*
- *The extension is made to appear as an obvious addition which is subordinate to the main structure.*

The scheme proposes the following works:

- Ground floor rear/side extension and replacement doors
- Two storey side extension
- Porch addition and new roof light to front roof slope.

To facilitate the development, the existing rear conservatory and side extension will be demolished. There is no objection to this.

Ground floor extension

A ground floor rear extension is proposed. This will be approximately 3.7m in depth taken from the original rear elevation. The extension will have a flat roof with roof lights and will be constructed with red brickwork.

The Council's SPD for extensions and external alterations anticipates a depth of approximately 4m for detached properties, therefore the propose is of an anticipated scale and size and would appear proportional to the main house.

When considering the surrounding area, there are many examples of side and rear extensions of various scales therefore the proposed is considered to be consistent with the surrounding character.

Dark fenestration is proposed on the rear elevation, however given the limited siting this is not considered to be harmful. Further, the front elevation will remain white windows which is consistent with the immediate street.

In view of the above, the proposal is considered consistent with the aims and objections of policies LP1 of the Local Plan.

Two storey side extension

A two storey side extension is proposed, on the north elevation of the property. Materials to match the existing arrangement are proposed. The same roof pitch will be achieved, and a crown roof will be created.

The extension will maintain a 1m setback from the north shared boundary, ensuring no terracing effect along the street between detached properties. The extension is marginally wider than the existing arrangement which exhibits a half depth first floor side extension.

Whilst the SPD also specifies that two storey side extensions should be set back from the front elevation, the proposed would only achieve this from the front bay window feature, and rather would be flush with the existing first floor side arrangement. Again when considering the character of the group of detached properties along Kent Drive, it's not considered that the proposed would appear out of character nor visually dominating. It's noted that no.11 Kent Drive as a similar arrangement.

Front porch extension and rooflight

A front extension including a porch is proposed. This will replace the existing porch. Whilst the SPD resists extensions forward of the front building line, the SPD specifies that consideration must be given to the visual continuity of other porches in the street. Kent Drive is of a mixed character in terms of housing typology and materials, however on the east side of Kent Drive there is a row of detached dwellinghouses of a similar character. Many of these detached properties have extended forward of the original front elevation with a design similar to that proposed.

In this instance the proposed front extension and porch will be visually similar to those in the immediate area. The extensions will remain visually subordinate to the main house and appropriate materials are proposed to remain consistent with the surrounding streetscape.

Rooflights are a common development feature in the immediate streetscape and would otherwise be considered permitted development. No objection is raised to the siting and design of the proposed single rooflight.

Issue ii - Impact on Neighbour Amenity

Policy LP8 requires all development to protect the amenity and living conditions for occupants of new, existing, adjoining and neighbouring properties. This includes ensuring adequate light is achieved, preserving privacy and ensuring proposals are not visually intrusive.

The neighbouring properties include no.13 Kent Drive to the north of the property, Millwood House and Beeching House to the south, and Regina Court to the rear boundary.

Given the setback distance from the proposal to Regina Court to the rear, no impact is anticipated. When considering the ground floor extension, this is setback from the properties to the south.

No first floor side windows are proposed.

In regard to the two storey side extension, the applicant as demonstrated that there no immediately facing rooms on no.13 Kent Drive which are primary windows to habitable rooms which would warrant further assessment. The established first floor depth will not be extended, however the two-storey side extension will be significantly closer than the previous flank wall.

No side facing windows are proposed at first floor level therefore no overlooking or loss of privacy will result from the scheme. Roof lights proposed are also above head height.

The ground floor projection is consistent with the depth anticipated by the SPD.

Given the scale of the works proposed, a standard informative will be added to ensure appropriate hours of construction to mitigate noise and disruption. An objection was raised in this regard.

As such, having regard to its siting, design, scale and materiality, it is not considered that the proposed extension would have a material impact on the amenities of the neighbouring properties. Overall the scheme proposed complies with LP 8 of the Local Plan.

Issue iii – Trees

Policy LP16 seek to protect the health and longevity of trees, woodland and landscape in the borough. Local Plan policy LP16, subsection 5 requires; , “That trees are adequately protected throughout the course of development, in accordance with British Standard 5837 - Trees in relation to design, demolition and construction, Recommendations (2012).”

The adjoining site to the south is subject to a number of Tree Protection Orders. The subject site itself has a number of mature trees requiring protection from development. A neighbour objection has raised concerns over the impact on surrounding trees.

An arboricultural impact assessment has been submitted in support of the application. This has been reviewed by the Council’s Arboricultural Officer who specifies that TPO T0279 provides statutory tree protection to a tree opposite this site and there are no publicly owned street trees on or around this site. The officer notes the submitted information ‘Tree Survey, Arboricultural Impact and Tree Protection Method Statement Date: 1st July 2024’ which contains details of 5 Cat B, 23 Cat C and 2 Cat U trees at the site. The works require the removal of two small trees which are unsuitable for retention.

The tree protection measures and methodology are acceptable and therefore a condition will be included to ensure that the recommendations of the Arboricultural Report are followed, and appropriate tree protection measures are implemented.

Subject to this condition, the scheme is considered consistent with policy LP16.

Issue iv – Flood Risk

Policy LP 21 of the Local Plan states ‘All developments should avoid or minimise, contributing to all sources of flooding, including fluvial, tidal, surface water, groundwater and flooding from sewers, taking account of climate change and without increasing flood risk elsewhere.

A completed householder flood risk questionnaire has been provided with the application. This concludes that no change of use is proposed, and the extension floor levels will be no lower than those existing.

The scheme is considered to be consistent with LP21 of the Local Plan.

Issue v – Fire Safety

London Plan policy D12 requires the submission of a Fire Safety Statement on all planning applications.

A Fire Safety Statement (Reasonable Exception Statement) was received by the Council 5th July 2024 and assess the criteria of policy D12. A condition will be included to ensure this is adhered to on an ongoing basis. The materials proposed are to match existing and will need to be Building Regulations compliant. The applicant is advised that alterations to existing buildings should comply with the Building Regulations. This permission is NOT a consent under the Building Regulations for which a separate application should be made. Overall, the scheme can therefore be considered consistent with this Policy D12 of the London Plan.

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.

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 Officer Planning Report – Application 24/1702/HOT Page 7 of 10

there are no material considerations of sufficient weight to justify refusal.

Grant planning permission with conditions

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):AMU.....

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

I agree the recommendation: CTA

Team Leader/Head of Development Management/Principal Planner

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

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

U0094204	NPPF APPROVAL - Para. 38-42
U0094205	Composite Informative
BNG02	Biodiversity Gain Plan No Pre-Approval