



PLANNING REPORT

Application reference: 24/1871/HOT TEDDINGTON WARD

Date application received	Date made valid	Target report date	8 Week date
22.07.2024	22.07.2024	16.09.2024	16.09.2024

Site:

34 Queens Road, Teddington, TW11 0LR,

Proposal:

Construction of part single/two storey rear extension (Re-submission of previously approved scheme planning application reference no. 23/3439/HOT with slight alterations). Also addition of external insulation with smooth render finish to existing house.

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

APPLICANT NAME

Steven Austin
34 Queens Road
Teddington
Richmond Upon Thames
TW11 0LR

AGENT NAME

Qarib Nazir
397
Reigate Road
EPSOM DOWNS
KT17 3LU

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

Consultations:

Internal/External:

Consultee

14D Urban D

Expiry Date

12.08.2024

Neighbours:

- 47A Queens Road, Teddington, TW11 0LX, - 25.07.2024
- 47B Queens Road, Teddington, TW11 0LX, - 25.07.2024
- 43B Queens Road, Teddington, TW11 0LX, - 25.07.2024
- 43A Queens Road, Teddington, TW11 0LX, - 25.07.2024
- 45 Queens Road, Teddington, TW11 0LX, - 25.07.2024
- 1 Park Street, Teddington, TW11 0LT, - 25.07.2024
- 32 Queens Road, Teddington, TW11 0LR, - 25.07.2024
- 36 Queens Road, Teddington, TW11 0LR, - 25.07.2024

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

Development Management

Status: GTD

Date: 22/02/1978

Application: 77/1220

Formation of vehicular access to highway.

Development Management

Status: GTD

Date: 29/02/2024

Application: 23/3439/HOT

Construction of part single/two storey rear extension.

Development Management

Status: PCO
Date:

Application:24/1871/HOT
Construction of part single/two storey rear extension (Re-submission of previously approved scheme planning application reference no. 23/3439/HOT with slight alterations). Also addition of external insulation with smooth render finish to existing house.

Building Control

Deposit Date: 02.09.2019 Install a gas-fired boiler
Reference: 19/FEN02964/GASAFE

Building Control

Deposit Date: 18.07.2024 Ground floor rear extension and related structural works, remove rear chimney breast together with related structural works. Remove first floor rear chimney breast, together with related structural works. First floor rear extension with associated internal alterations

Reference: 24/0873/IN

Enforcement

Opened Date: 12.04.2024 Enforcement Enquiry
Reference: 24/0200/EN/NAP

<p>Proposal</p>	<p>In comparing the approved drawings of the application reference: 23/3439/HOT with the current proposal the following differences are noted:</p> <p><i>Single storey rear extension:</i></p> <p>The single storey rear extension would present an increased width of approx. 0.10 metres. Altered roof design and roof lights. Its height would remain unaltered considering the parapet walls of the approved scheme.</p> <p><i>First-floor rear extension:</i></p> <p>The length of the first-floor rear extension would be reduced of approx. 0.5 metres and its width increased instead of approx. 0.5 metres. This would present a slightly higher pitch roof and a Juliet balcony.</p> <p><i>Other Amendments:</i></p> <p>Approx. 0.10 metres insulation to the side elevation of the building.</p> <p>First-floor side window.</p>
<p>Site description / key designations</p>	<p>The application site is that of No. 34 Queens Road, which is occupied by a two-storey semi-detached dwellinghouse. The host property is part of a row of BTMs although is not designated as a BTM itself. This row is located to the western side of Queens Road. The locality appears to be dominated by BTMs. No. 34, the host property, is not located in a Conservation Area and does not adjoin or sit close by to one.</p> <p>The application site is subject to the following flood constraints:</p>

- Area Susceptible to Groundwater Flood - Environment Agency (Superficial Deposits Flooding - >= 75%).
- Critical Drainage Area.
- Increased Potential Elevated Groundwater (GLA Drain London).

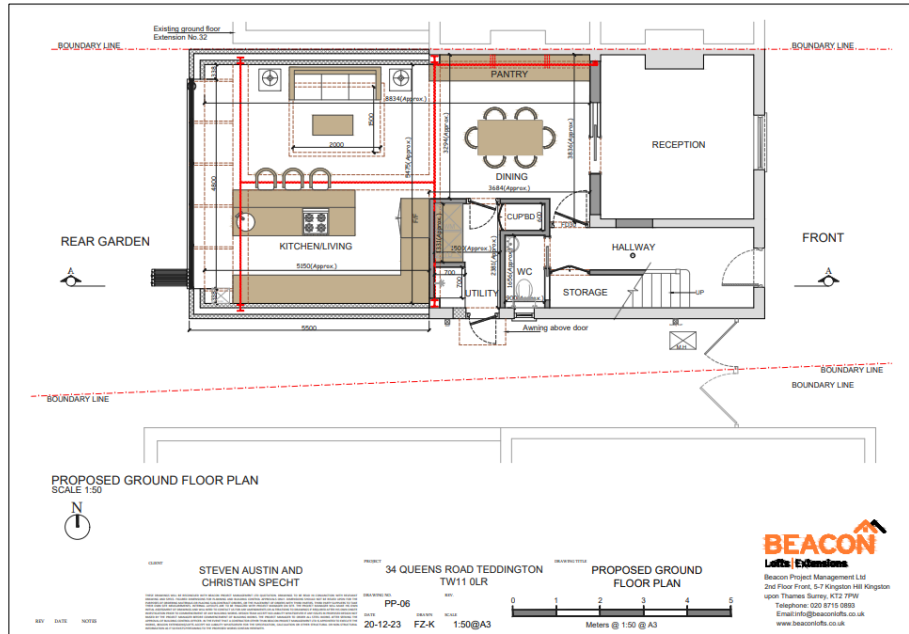
Such application site is situated in Teddington Village, Teddington Ward.

Relevant Planning History
23/3453/FUL - Joint planning application of No. 32 and 34 Queens Road for the Erection of rear roof dormer extensions and addition of rooflights to the front roof slopes, along with the alterations proposed to the existing roof - Refused 12/02/2024.

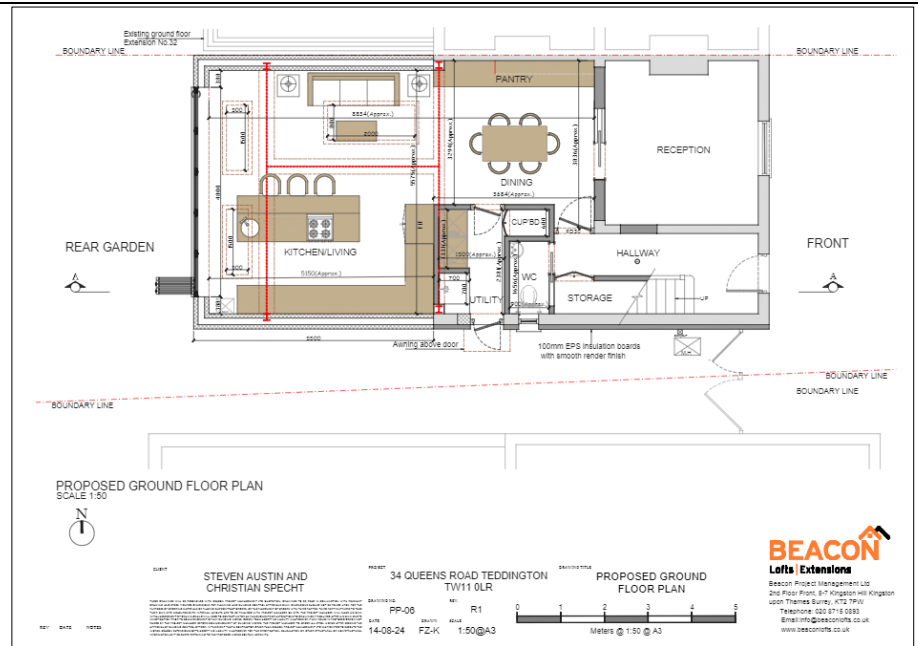
Reason for Refusal

The proposed scheme, due to its excessive height, width and mass and change to the original roof form, as well as the design detail, would result in an incongruous and overbearing development, which would be the detriment of the character and appearance of the host site and wider area. Therefore, the scheme would not comply with the aims and objectives of Chapters 12 and 16 of the NPPF, policies D4 and HC1 of the London Plan and policies LP1 and LP4 of the Local Plan, as well as the SPD on House Extensions and External Alterations.

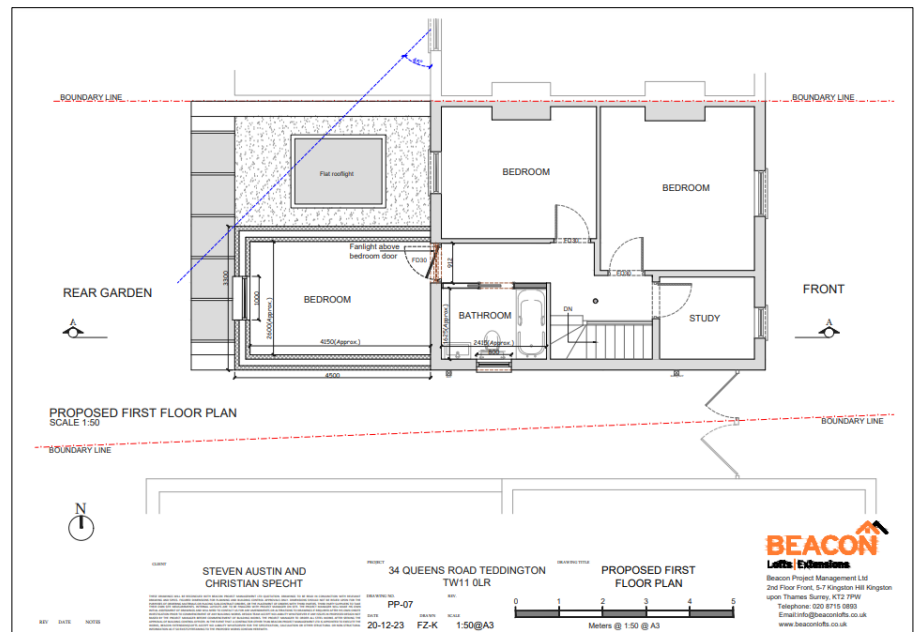
23/3439/HOT - Construction of part single/two storey rear extension - Granted 29/02/2024.



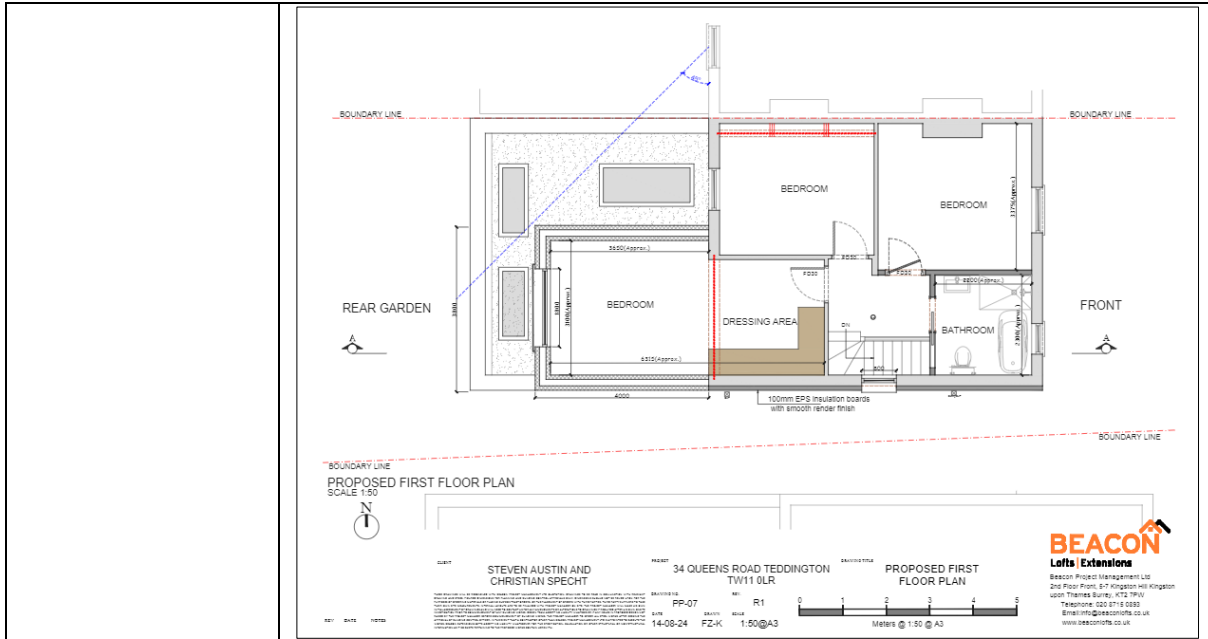
Approved GF



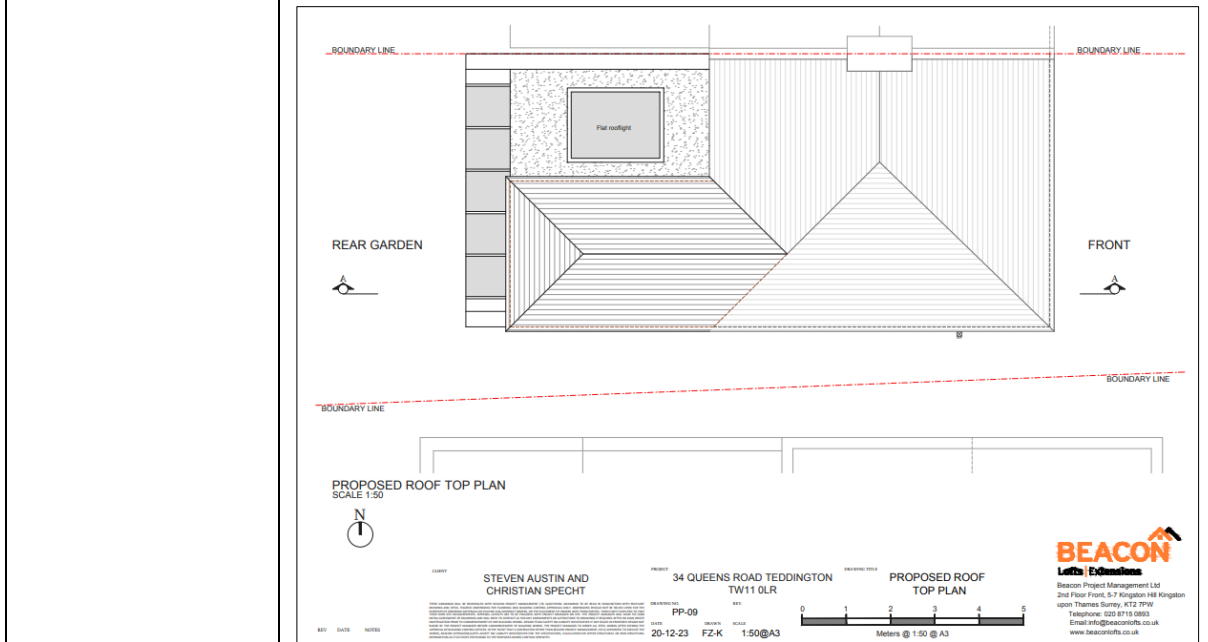
Proposed GF



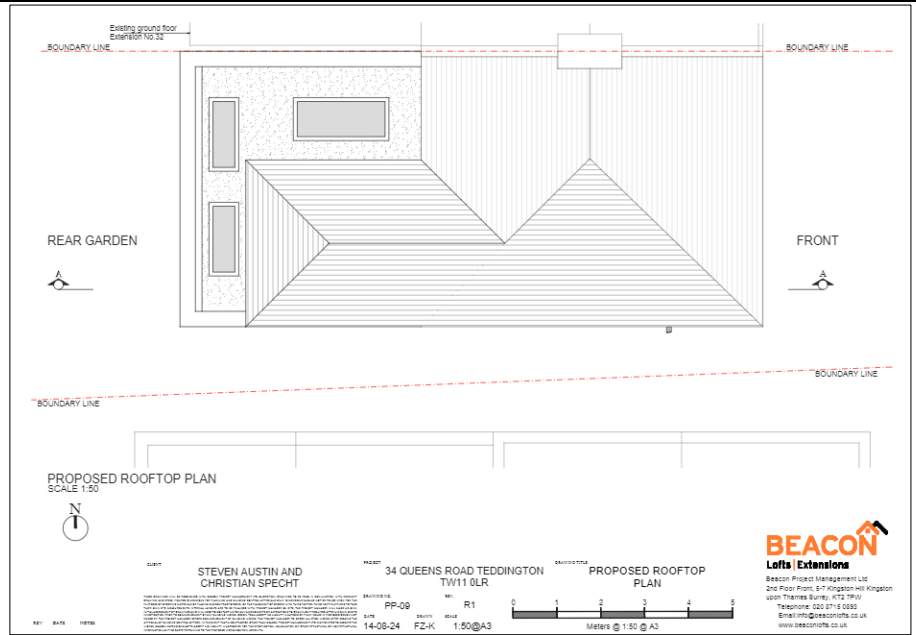
Approved FF



Proposed FF



Approved Roof Plan



Proposed Roof Plan



Approved Elevations

	<p>Proposed Elevations</p>
<p>Consultee</p>	<p>Conservation Officer: objects to the scheme (comments summarized in the main body of this report).</p>
<p>Policies</p>	<p>The proposal has been considered having regard to the policies within the Council’s Local Plan, in particular:</p> <p>Local Plan (2018):</p> <ul style="list-style-type: none"> • LP 1 Local Character and Design Quality • LP 4 Non-Designated Heritage Assets • LP 8 Amenity and Living Conditions • LP 21 Flood Risk and Sustainable Drainage <p>Supplementary Planning Documents:</p> <ul style="list-style-type: none"> • House Extensions and External Alterations SPD (2015) • Hampton Wick & Teddington Village Planning Guidance SPD (2017) • Buildings of Townscape Merit SPD (2015)
<p>Local Plan (Regulation 19 version)</p>	<p><i>The Richmond Publication Version Local Plan (Regulation 19 version) was published on 9 June 2023 for public consultation which ended on 24 July 2023.</i></p> <p><i>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.</i></p> <p><i>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</i></p>

	<p><i>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.</i></p> <p><i>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.</i></p> <p><i>In this regard, the following Polices are considered Material Planning Considerations in this instance:</i></p> <ul style="list-style-type: none"> • <i>Policy 28 Local character and design quality</i> • <i>Policy 30 Non-Designated Heritage Assets</i> • <i>Policy 46 Amenity and Living Conditions</i> • <i>Policy 8 Flood Risk and Sustainable Drainage</i>
Material representation/s	No. 32 Queens Road objects to the proposal in terms of loss of light.
Amendment/s	<p>The applicant has been advised to reduce the width of the first- floor rear extension at to no more than half of the width of the original building and replace the Juliet balcony with a traditional sash window. No amendments have been received to this extent.</p> <p>The applicant has also been advised to remove the proposed insulation. This has been however kept on the side elevation of the building.</p> <p>The above amendments will be considered in this assessment.</p>
Professional comments	<p>The proposal has been assessed in relation to the following issues:</p> <ul style="list-style-type: none"> • Design and Visual Amenity/BTMs • Neighbour Amenity • Flooding • Fire Safety <p>Design and Visual Amenity/BTMs</p> <p>The NPPF (2023) at paragraph 209 states that “<i>the effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard</i></p>

	<p><i>to the scale of any harm or loss and the significance of the heritage asset”.</i></p> <p>Policy LP 1 ‘Local Character and Design Quality’ requires that all development to be of high architectural quality demonstrating 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 character. Development must respect, contribute to and enhance the local environment and character.</p> <p>Policy LP 4 ‘Non-Designated Heritage Assets’ states that <i>“the Council will seek to preserve, and where possible enhance, the significance, character and setting of non-designated heritage assets, including Buildings of Townscape Merit, memorials, particularly war memorials, and other local historic features”.</i></p> <p>The Councils SPD (2015) relating to House Extensions and External Alterations encourages the retention of the original form of the host property and any alterations should enhance the quality of the building. The original appearance should always be the reference point when considering any changes.</p> <p>The SPD (2015) 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, so that the original form can still be appreciated. In such circumstances, the ridge of the extension should be set lower to that on the main house.</p> <p>The SPD (2015) mentions that two storey side and rear extensions should not be greater than half the width of the original building, to ensure the extension does not over-dominate the building’s original scale and character.</p> <p>The SPD (2015) stipulates that it is preferable that new window openings would echo the proportions and sizes of those of the main house.</p> <p>In comparing the approved drawings of the application reference: 23/3439/HOT with the current proposal the following differences are noted:</p> <p><i>Single storey rear extension:</i></p> <p>The single storey rear extension would present an increased width of approx. 0.10 metres. Altered roof design and roof lights. Its height would remain unaltered considering the parapet walls of the approved scheme.</p> <p><i>First-floor rear extension:</i></p> <p>The length of the first-floor rear extension would be reduced of approx. 0.5 metres and its width increased instead of approx. 0.5</p>
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	<p>metres. This would present a slightly higher pitch roof and a Juliet balcony.</p> <p><i>Other Amendments:</i></p> <p>Approx. 0.10 metres insulation to the side elevation of the building.</p> <p>First-floor side window.</p> <p>No. 34 Queens Road, the host property, is a late 19th century semi-detached house in the south-west of Teddington. It is two storeys in pebbledash render under a slate roof. The front elevation features a simple arrangement of door and window to the ground floor and two windows to the first floor. Architectural detailing is restricted to the original white painted window surrounds given previous unsympathetic alterations. To the rear is a single-storey outrigger and a small conservatory. No. 34 does not have any heritage designations itself but forms a pair with No. 32 which is designated as a Building of Townscape Merit (BTM) and many neighbouring properties along Queens Road and Park Street are also BTMs. The overall character of Queens Road is that of a late 19th century residential street with a common form and scale. Materials comprise stock brick or painted brick with some render.</p> <p>The increase in depth of the first-floor rear extension, in comparison with the approved scheme, would result in the first-floor element being greater than half the width of the main building. This would result in a more dominant addition to the rear compared to the approved scheme. It is acknowledged that the adjoining neighbour at No. 32 presents a first-floor rear extension, however, this is not considered a fallback position, given such has not been built in accordance with the approval reference: 13/2577/HOT and this approval pre-dates the SPD (2015), our reference point in relation to house extensions and external alterations. The Juliette balcony is also not supported as this would create an overly dominant feature at first floor level which would be out of scale with the main building. A traditional sash window as proposed in the previous application would be more appropriate as it would reflect the architectural style of the main building and also respect the hierarchy of windows.</p> <p>The applicant mentions that:</p> <p><i>Juliet balconies are present at No. 28 and No. 26 Queens Road.</i></p> <p>It is noted that the Juliet balcony at No. 26 has been approved as part of the consent reference: 19/2339/HOT. However, the approved drawings of this consent show that the first-floor rear extension fully complies with the SPD (2015), and this is a subordinate addition to the main dwelling.</p> <p>In relation to the Juliet balcony at No. 28, no planning history has been found.</p> <p>Although, there is an approved Juliet balcony in the locality, the proposed Juliet balcony needs to be read in its contextual</p>
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	<p>development proposal, as in the case of No. 26, which shows a bulky and dominant first floor rear extension, not-complaint with the requirements of the SPD (2015), to which the proposed Juliet balcony would add to. The changes to the roof form of the approved single storey rear extension, proposed as part of this proposal, would further add to the aforementioned bulk and dominance to the detriment of the host property and the area generally, contrary to Policy LP 1 and Policy LP 4 of the Local Plan (2018), and the SPD (2015).</p> <p>The proposed insulation is also not supported.</p> <p>External insulation can significantly alter the appearance of a building and can result in damaging damp and mould issues if it is not carefully considered and the breathability of the walls ensured. It is proposed 100mm EPS boards to be used, effectively a polystyrene shell which would encase the side of the building, with a smooth render over the top. This would not be a permeable material and would risk build ups of damp and moisture between the walls and the insulation. External insulation also risks cold bridging where insulated walls meet uninsulated areas, which again can lead to a built up of damp, which can in turn trigger structural damages for the remaining walls not insulated of the host property and neighbouring attached walls also not insulated of the adjoining BTM at No. 32. It is strongly encouraged that the applicants engage with the relevant guidance produced by Historic England and consider the insulation as part of a 'whole building approach'. The proposed installation of external insulation would further obscure the original character and appearance of the host building, where previous alterations triggered in it not being designated as a locally listed asset (BTM). Therefore, further loss is not acceptable. The insulation would detract from the architectural character and appearance of the building and could lead to structural damages to the host property and the adjoining BTM with risks in relation to the adjoining BTMs in case of collapse. The proposed smooth render would result in a bland and out of keeping side elevation which would detract from both the architectural character of the building and the setting of the neighbouring BTMs.</p> <p>Although it is clearly acknowledged that we must work to make our existing building stock more energy efficient, this must be balanced with maintaining the historic character of the buildings and their structural stability. The proposed external insulation is therefore not supported and would further erode the surviving original features and character of the host building.</p> <p>The proposed insulation is not considered to accord with Policy LP 1 and Policy LP 4 of the Local Plan (2018), and the SPD (2015).</p> <p>No objection is raised to the remaining elements of the proposed development.</p> <p>In light of the above the proposal is refused on the following grounds:</p> <p><i>The proposal by reason of its combined design, siting, and excessive height, width, scale, bulk, form and massing, and lack of structural impact assessment as a result of the proposed insulation, would</i></p>
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represent a dominant, visually obtrusive and incongruous form of development that would lack subservience and may harmfully erode the character and appearance of the host property, its structural stability and the structural stability of the adjoining BTMs and their setting. The scheme is therefore contrary to the Local Plan (2018), namely Policies LP 1 and LP 4, and the SPD (2015) on House Extensions and External Alterations, and Policies 28 and 30 of the Local Plan (Regulation 19 version).

Neighbour Amenity

Policy LP 8 'Amenity and Living Conditions' requires all development to "protect the amenity and living conditions for the occupants of new, existing, adjoining and neighbouring properties". The policy also seeks to "ensure that proposals are not visually intrusive or have an overbearing impact as a result of their height, massing or siting, including through creating a sense of enclosure".

The House Extensions and External Alterations SPD (2015) advises that extensions that create "an unacceptable sense of enclosure or appear overbearing when seen from neighbouring gardens or rooms will not be permitted".

In regard to the scale of the proposed single storey rear extension, the SPD on House Extensions and External Alterations (2015) states that in the case of a semi-detached dwelling, extensions should not exceed 3.5 metres in depth in order to mitigate detriment to neighbour amenity in terms of overbearing, visual obtrusion and loss of light. However, it states that the final test of acceptability will be based on the circumstances of the subject site itself.

The properties likely to be affected by the proposal would be Nos. 32 and 36 Queens Road.

32

The overall height and depth of the approved single storey rear extension would be unchanged as a result of the current scheme and therefore the amended rear extension would not cause significant amenity issues.

The first-floor rear extension would be recessed from the shared boundary with No. 32 by approx. 2.5 metres, which along the shallow pitched roof of the addition, would ensure that this neighbour would not experience significant loss of light and overbearing issues.

The presence of existing first-floor rear windows would ensure that current mutual rear overlooking would not be exacerbated by the proposal.

36

The overall height and depth of the approved single storey rear extension would be unchanged as a result of the current scheme and

	<p>therefore the amended rear extension would not cause significant amenity issues.</p> <p>The depth of the current first-floor rear extension would be reduced by approx. 0.5 metres in comparison with the approved scheme, and a slightly higher pitch roof is proposed still in comparison with this approved scheme. In light of the above, the proposal is not considered to cause significant or unacceptable loss of light and overbearing issues.</p> <p>The proposed upper-level side window would be obscured-glazed and non-openable below 1.7 metres from the relevant floor level mitigating loss of privacy issues.</p> <p>The proposal is considered to meet the aims and objectives of Policy LP 8 of the Local Plan (2018).</p> <p>Flooding</p> <p>Policy LP 21 ‘Flood Risk and Sustainable Drainage’ states that 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.</p> <p>Although a Flood Risk Assessment should have been provided with the current submission, given the application site sits in a Critical Drainage Area, it is noted that the previous submission was found acceptable in flood terms, and given the alterations sought as part of this application, this is still considered to be the case.</p> <p>Fire Safety</p> <p>The submitted Planning Fire Safety Statement is considered sufficient to satisfy Policy D12(A) of the London Plan (2021).</p>
<p>Recommendation</p>	<p>Refusal for the above reasons.</p>

Recommendation:

The determination of this application falls within the scope of Officer delegated powers - **YES**

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): GAP

Dated: 28/08/2024

I agree the recommendation:

Team Leader/Head of Development Management/Principal Planner - EL

Dated: 10/09/2024.....

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
