

**Application reference: 24/1681/HOT**  
**HAMPTON WICK AND SOUTH TEDDINGTON WARD**

Date application received	Date made valid	Target report date	8 Week date
03.07.2024	18.07.2024	12.09.2024	12.09.2024

**Site:**

2A Monmouth Avenue, Hampton Wick, Kingston Upon Thames, KT1 4HR

**Proposal:**

The proposal is for removal of the existing front and side fences and replacing it with a solid 1.8m high timber fence extending it to the boundary of the property encompassing the existing flower bed outside the side fence abutting the pavement to utilise its use as part of the front garden.

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

**APPLICANT NAME**

Mrs Julia Johansson  
2A MONMOUTH AVENUE  
Kingston upon Thames  
KT1 4HR  
United Kingdom

**AGENT NAME**

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

**Consultations:**

**Internal/External:**  
**Consultee**

**Expiry Date**

**Neighbours:**

Flat 16, Lindley Court, Glamorgan Road, Hampton Wick, Kingston Upon Thames, KT1 4HU, - 19.07.2024  
 Flat 14, Lindley Court, Glamorgan Road, Hampton Wick, Kingston Upon Thames, KT1 4HU, - 19.07.2024  
 Flat 12, Lindley Court, Glamorgan Road, Hampton Wick, Kingston Upon Thames, KT1 4HU, - 19.07.2024  
 Flat 10, Lindley Court, Glamorgan Road, Hampton Wick, Kingston Upon Thames, KT1 4HU, - 19.07.2024  
 Flat 8, Lindley Court, Glamorgan Road, Hampton Wick, Kingston Upon Thames, KT1 4HU, - 19.07.2024  
 Flat 6, Lindley Court, Glamorgan Road, Hampton Wick, Kingston Upon Thames, KT1 4HU, - 19.07.2024  
 Flat 4, Lindley Court, Glamorgan Road, Hampton Wick, Kingston Upon Thames, KT1 4HU, - 19.07.2024  
 Flat 2, Lindley Court, Glamorgan Road, Hampton Wick, Kingston Upon Thames, KT1 4HU, - 19.07.2024  
 Flat 15, Lindley Court, Glamorgan Road, Hampton Wick, Kingston Upon Thames, KT1 4HU, - 19.07.2024  
 Flat 13, Lindley Court, Glamorgan Road, Hampton Wick, Kingston Upon Thames, KT1 4HU, - 19.07.2024  
 Flat 11, Lindley Court, Glamorgan Road, Hampton Wick, Kingston Upon Thames, KT1 4HU, - 19.07.2024  
 Flat 9, Lindley Court, Glamorgan Road, Hampton Wick, Kingston Upon Thames, KT1 4HU, - 19.07.2024  
 Flat 7, Lindley Court, Glamorgan Road, Hampton Wick, Kingston Upon Thames, KT1 4HU, - 19.07.2024  
 Flat 5, Lindley Court, Glamorgan Road, Hampton Wick, Kingston Upon Thames, KT1 4HU, - 19.07.2024

Flat 3,Lindley Court,Glamorgan Road,Hampton Wick,Kingston Upon Thames,KT1 4HU, - 19.07.2024  
 Flat 1,Lindley Court,Glamorgan Road,Hampton Wick,Kingston Upon Thames,KT1 4HU, - 19.07.2024  
 11 Glamorgan Road,Hampton Wick,Kingston Upon Thames,KT1 4HS, - 19.07.2024  
 14 Glamorgan Road,Hampton Wick,Kingston Upon Thames,KT1 4HP, - 19.07.2024  
 2 Monmouth Avenue,Hampton Wick,Kingston Upon Thames,KT1 4HR, - 19.07.2024  
 The Coach House,12A Glamorgan Road,Hampton Wick,Kingston Upon Thames,KT1 4HP, -  
 19.07.2024

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

#### Development Management

Status: GTD Application:86/1758/DD02  
 Date:02/10/1987 Erection of three bedroom dwelling house and parking spaces.  
 (Detailed drawings pursuant to condition 3 - Materials).

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#### Development Management

Status: GTD Application:86/1758  
 Date:05/05/1987 Erection of three bedroom dwelling house and parking spaces.  
 (Amended Plan No. MON/104 received on 12.3.87).

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#### Development Management

Status: PCO Application:24/1681/HOT  
 Date: The proposal is for removal of the existing front and side fences and  
 replacing it with a solid 1.8m high timber fence extending it to the  
 boundary of the property encompassing the existing flower bed  
 outside the side fence abutting the pavement to utilise its use as part  
 of the front garden.

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#### Building Control

Deposit Date: 12.11.2015 Install a gas-fired boiler  
 Reference: 15/FEN03438/GASAFE

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#### Building Control

Deposit Date: 21.06.2024 Proposed alterations at ground floor involving new bi fold doors (rear  
 wall), amendments to windows to side elevation and vaulting of  
 ceiling to low level roof over lounge area.

Reference: 24/0759/BN

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#### Building Control

Deposit Date: 10.04.2024 Install a gas-fired boiler  
 Reference: 24/FEN02264/GASAFE

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#### Building Control

Deposit Date: 20.08.2024 Install replacement window(s) in a dwelling Install replacement  
 door(s) in a dwelling None of work subject to a Green Deal Plan

Reference: 24/CER00563/CERTAS

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<b>Application Number</b>	<b>24/1681/HOT</b>
<b>Address</b>	2A Monmouth Avenue Hampton Wick Kingston Upon Thames KT1 4HR
<b>Proposal</b>	The proposal is for removal of the existing front and side fences and replacing it with a solid 1.8m high timber fence and extending it to boundary of the property encompassing the flower bed outside the existing fence abutting the pavement to utilise its use as part of the front garden.
<b>Contact Officer</b>	Fariba Ismat
<b>Target Determination Date</b>	12/09/2024

## 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 a corner property occupied by a detached house located on the southern side Monmouth Avenue and at the junction with Glamorgan Road in Hampton Wick. The application site is situated within south Twickenham Ward and is designated as follow:

Number of constraints: 10

Item Found	More Information
Area Poorly Provided with Public Open Space	Area poorly provided with Public Open Space
Area Susceptible to Ground-water Flood - Environment Agency	Superficial Deposits Flooding - >= 50% <75% - SSA Pool ID: 306
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	Hampton Wick [Richmond] / Ref: Group8_007 /
Surface Water Flooding (Area Less Susceptible to) - Environment Agency	
Take Away Management Zone	Take Away Management Zone

Village	Hampton Wick Village
Village Character Area	Teddington School, Fairways and Glamorgan Road - Area 10 Hampton Wick & Teddington Village Planning Guidance Page 41 CHARAREA11/10/01
Ward	Hampton Wick Ward

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

The proposal is for removal of the existing front and side fences and replace it with a solid 1.8m high timber fence and extending it to the boundary of the property encompassing the flower bed outside the existing side fence abutting the pavement to utilise the use as part of the front garden.

#### RECENT PLANNING HISTORY

Reference	Description	Decision
24/1681/HOT	The proposal is for removal of the existing front and side fences and replacing it with a solid 1.8m high timber fence and extending it to boundary of the property encompassing the existing flower bed outside the side fence abutting the pavement to utilise its use as part of the front garden.	Under Consideration
86/1758/DD02	Erection of three-bedroom dwelling house and parking spaces. (Detailed drawings pursuant to condition 3 - Materials).	Granted Permission
86/1758	Erection of three-bedroom dwelling house and parking spaces.	Granted Permission

### 4. CONSULTATIONS CARRIED OUT

The list of neighbours notified of this application are listed above.  
No letter of observation has been received.

### 5. MAIN POLICIES RELEVANT TO THE DECISION NPPF (2021)

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/government/uploads/system/uploads/attachment\\_data/file/1005759/NPPF\\_July\\_2021.pdf](https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/1005759/NPPF_July_2021.pdf)

#### London Plan (2021)

The main policies applying to the site are:

- D4 Delivering good design
- D5 Inclusive 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	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](https://www.richmond.gov.uk/media/15935/adopted_local_plan_interim.pdf)

### Supplementary Planning Documents

Design Quality

House Extension and External Alterations

Hampton Wick Village Plan

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)

## 6. EXPLANATION OF OFFICER RECOMMENDATION

The key issues for consideration are:

- i Design and Appearance
- ii Impact on Neighbour Amenity
- iii Fire Safety Strategy
- iv Local Finances

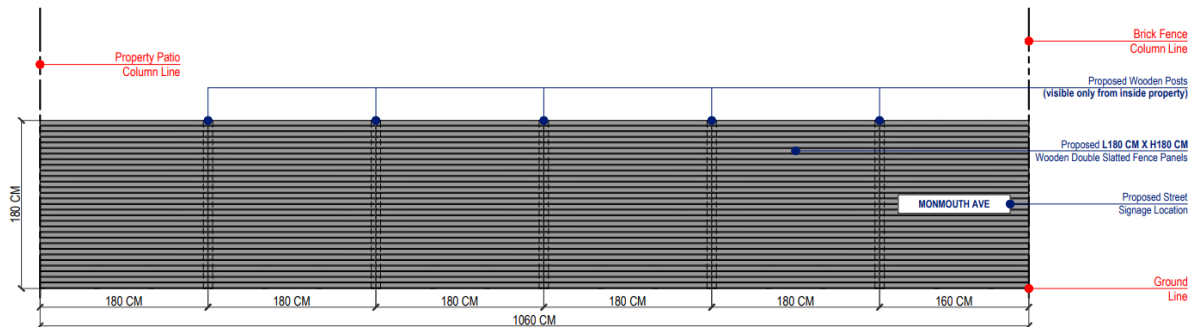
### i Design and impact on heritage assets

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 proposal is to remove the existing front and side fences and replace it with a solid 1.8m high timber fence and extending it around the flower bed outside the existing side fence abutting the pavement to utilise its use as part of the front garden. The entrance to the house is from Monmouth Avenue, however, the front garden faces Glamorgan Rd. The total height of the existing fences is 1.9m, where the top 40cm is wooden trellis and remaining solid timber as seen below.



The proposal is to replace the above fence with a solid timber fence to a height of 1.8m illustrated below and extend it toward the main house along the depth of the flower bed.



An illustrative image of the proposed fence around the front wall of the site facing Glamorgan Rd is provided by the applicant as seen below. Due to orientation of the main house, this part of the garden forms the front garden and by closing it off by 1.8m high solid fences, the applicant aims to use it as an amenity space. The proposed cannot be supported as discussed below.



Glamorgan Road is listed in the Character Area 10 of Hampton Wick and Teddington Village Plan and the house are described as “the majority of houses along Glamorgan Road are red brick; all have front gardens — although many have been given over to car parking — and boundary walls to the tree lined street”. In the context of above, the proposal looks like given the front garden to a rear amenity space that are normally located at the back of the property.

The proposal site is highly visible from the street due to nature of site being a corner property. The flower bed as seen below creates a positive impact on the street scene and entrance to the House. The proposed change in design of the fence from part trellis/part solid to a full height solid

timber fence along the front and side boundary of the site is not in keeping with the design of the front gardens of these streets and their character. If allowed, will change the character of the front of the garden to the detriment of the appearance of site and street scene as well as local character.



Further, extending the proposed solid 1.8m high side fence to the depth of flower bed, will block the view for the ground floor window creating a sun/day light impact, with an overbearing impact on passersby as well negative impact on the appearance of site and the street scene.

The current front and side boundary contributes a positive impact to the local character, whilst there is no objection in principle if the flower bed is fenced off the be part of the front garden, however, the applicant is advised to follow a boundary design similar to no. 14 Gamorgan Road so that the character of the front garden is maintained and symmetry of design between the two corner sites can be achieved to the benefit of good design in line with requirements of policy LP1 of the Local Plan.

The proposal therefore is not considered to respect the aims and objectives of policy LP1, of Local Plan, the design SPD and the Hampton Wick and Teddington Village Plan and therefore, is not 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.*

The proposal due to its siting and nature of development is not considered to impact neighbouring amenities and therefore is not objected to.

## iii Fire Safety Strategy

London Plan policy D12 requires the submission of a Fire Safety Statement (FSS) on all planning Applications. However, due to nature of development, in this instance a FSS is not required.

## 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.

Due to nature of development, it is not considered liable for the Mayoral or Richmond CIL.

### 8. RECOMMENDATION

For the reasons set out above, it is considered that the adverse impacts of allowing this planning application would significantly outweigh the benefits, when assessed against the policies in NPPF (2021) and Development Plan, when taken as a whole.

### Refuse planning permission for the following reasons

#### Reason For Refusal:

The proposed 1.8m high solid fence on the front and side boundary of the property is contrary to the established local character resulting in a detrimental impact on the appearance of the site and the streetscene and is therefore contrary to the aims and objectives of policy LP1 of the Local Plan and the House Extensions and External Alterations SPD.

Decision Drawings:

- Location Plan, Proposed Fence Position – Recd. 03/07/24
- Site Location Plan, 01(Fence Elevation) – Recd. 18/07/24

#### 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: ...11/09/2024.....

#### I agree the recommendation: EL

Principal Planner

Dated: 11/09/2024.....

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: .....

<b>REASONS:</b>
<b>CONDITIONS:</b>
<b>INFORMATIVES:</b>
<b>UDP POLICIES:</b>
<b>OTHER POLICIES:</b>

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**

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**CONDITIONS**

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**INFORMATIVES**

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