

## Comment on a planning application

### Application Details

**Application:** 24/2170/HOT

**Address:** 42 St Marks Road Teddington TW11 9DD

**Proposal:** Part width first floor rear extension

### Comments Made By

**Name:** Mrs. Catherine Simpson

**Address:** 38 Fairfax Road Teddington TW11 9BZ

### Comments

**Type of comment:** Object to the proposal

#### Comment:

This is a semi-detached pair number 40 and 42. Both properties currently exhibit the same rear building line as existing. The additional application for a part extension of the first floor proposal at no 42 would be visually overbearing for the neighbouring property at no 40, creating a sense of enclosure and potential loss of light which appears to be contrary to the SPD.

The neighbouring property, number 40, was refused planning on 26/02/24 for being overly dominant as the application was for a larger extension. However the same principles apply in that the extension at no 42 would still be an unneighbourly form of development on what is still a small plot and would be detrimental to the amenities of occupiers in the immediate vicinity.

The proposed extension would result in a dominant and visually incongruous form of development contrary to local character and to the detriment and appearance of the host building. As such the proposal fails to comply with, in particular, with policy LP1 of the Local Plan (2018), Supplementary Planning Document: 'House Extensions and External Alterations' and 'Hampton Wick and Teddington Village Planning Guidance'.

The applicant's agent has submitted the argument that the Fairfax neighbouring properties have trees that align to the fence border of no 42. However the vast majority are deciduous trees that during the late autumn to early spring are bare of leaves thus making the extension very visible.