



**Application reference: 24/1889/HOT**  
**FULWELL AND HAMPTON HILL WARD**

Date application received	Date made valid	Target report date	8 Week date
24.07.2024	25.07.2024	19.09.2024	19.09.2024

**Site:**  
 124 Church Road, Teddington, TW11 8QL,

**Proposal:**  
 Proposed demolition and rebuilding of the existing ground floor extension roof with a flat roof.

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

**APPLICANT NAME**  
 Charles And Charlotte Wood And  
 Dunn  
 124 Church Road  
 Teddington  
 Richmond Upon Thames  
 TW11 8QL

**AGENT NAME**  
 Other More Space  
 112 Gunnersbury Avenue  
 Ealing  
 London  
 W5 4HB  
 United Kingdom

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

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

Expiry Date

**Neighbours:**

- 55 Railway Road, Teddington, TW11 8SD, - 26.07.2024
- 53 Railway Road, Teddington, TW11 8SD, - 26.07.2024
- 54 Railway Road, Teddington, TW11 8SD, - 26.07.2024
- 52 Railway Road, Teddington, TW11 8SD, - 26.07.2024
- 51 Railway Road, Teddington, TW11 8SD, - 26.07.2024
- 126 Church Road, Teddington, TW11 8QL, - 26.07.2024
- 122 Church Road, Teddington, TW11 8QL, - 26.07.2024

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

<u>Development Management</u> Status: REF Date: 28/02/2002	Application: 02/0270 Proposed Loft Extension With Dormer.
<u>Development Management</u> Status: GTD Date: 17/06/2002	Application: 02/1286 Proposed Ground Floor Rear Extension And Loft Extension With Dormers.
<u>Development Management</u> Status: GTD	Application: 15/5318/PS192

Date:11/02/2016	Proposed annexe for ancillary music/storage use.
<u>Development Management</u>	
Status: WDN	Application:21/3053/ES191
Date:06/09/2021	Annexe for ancillary music/storage use an shed
<u>Development Management</u>	
Status: PCO	Application:24/1889/HOT
Date:	Proposed demolition and rebuilding of the existing ground floor extension roof with a flat roof.
<u>Building Control</u>	
Deposit Date: 28.10.2002	Ground floor rear extension.
Reference: 02/2082/BN	
<u>Building Control</u>	
Deposit Date: 09.04.2008	Loft conversion and associated works
Reference: 08/0769/IN	
<u>Building Control</u>	
Deposit Date: 12.03.2010	Installed a Gas Fire
Reference: 10/FEN01185/GASAFE	
<u>Building Control</u>	
Deposit Date: 02.09.2010	Special location (room containing bath or shower swimming pool sauna) Electric floor or ceiling heating system
Reference: 10/NIC01543/NICEIC	
<u>Building Control</u>	
Deposit Date: 28.10.2011	1 Door
Reference: 11/FEN02727/FENSA	

<b>Application Number</b>	<b>24/1889/HOT</b>
<b>Address</b>	<b>124 Church Road, Teddington, TW11 8QL</b>
<b>Proposal</b>	<b>Proposed demolition and rebuilding of the existing ground floor extension roof with a flat roof (as per application form)</b>
<b>Contact Officer</b>	<b>GAP</b>
<b>Target Determination Date</b>	<b>19.09.2024</b>

## 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 subject site is occupied by a semi-detached two-storey dwelling that is not locally or nationally listed nor located in proximity to ones. The application site is not situated in a conservation area nor situated in proximity to one/s. No TPOs have been detected within the application site nor within its surroundings.

The application site is situated within Teddington Village, Fulwell and Hampton Hill Ward, and on the eastern side of Church Road, and is designated as an Area Susceptible to Groundwater Flood - Environment Agency (Superficial Deposits Flooding - >= 75%), a Critical Drainage Area - Environment Agency, and Increased Potential Elevated Groundwater (GLA Drain London).

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

The proposed development comprises: re-roofing (from lean-to-roof to flat roof) and fenestration alterations to the existing single storey rear extension approved under the application reference: **02/1286** and closing-up an existing side door.

The planning history of the application site can be found above, however the relevant one can be found below:

**02/1286** - Proposed Ground Floor Rear Extension And Loft Extension With Dormers - Granted 17/06/2002.

#### 4. CONSULTATIONS CARRIED OUT

The neighbours notified of this application are listed above.

No. 52 Railway Road, Teddington, states the following:

*“Due to the extreme parking pressure on Railway Road as a result of the addition of large sections of double yellow restrictions in recent months, I ask the council insists that builders and tradespeople (and any other activities relating to the works) use the front of the property/side access on Church Road for the full duration of the proposed works. Church Road did not have the same introduction of double yellow restrictions and overall is a wider and more suitable road for tradespeople to operate”.*

The above could be achieved via the submission of a Construction Management Statements (CMS). The proposal does not follow within the types of developments for which a CMS is required as per Policy LP 10 of the Local Plan (2018). An informative is therefore attached to the decision notice though.

No. 122 Church Road, Teddington, states the following:

*“I have no issues, subject to the required party wall surveys being carried out in a satisfactory manner”.*

The above is outside the planning realm and therefore not relevant here.

#### 5. MAIN POLICIES RELEVANT TO THE DECISION

##### London Plan (2021)

The main policies applying to the site are:

D12 Fire Safety

The London Plan 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	<del>No</del>
Impact on Amenity and Living Conditions	LP8	Yes	<del>No</del>
Impact on Flood Risk and Sustainable Drainage	LP21	Yes	<del>No</del>

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)

##### 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.

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

### Supplementary Planning Documents

House Extension and External Alterations (2015)  
Hampton Wick & Teddington Village Planning Guidance (2017)

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)

### 5.1 AMENDMENTS

None received or requested.

### 6. EXPLANATION OF OFFICER RECOMMENDATION

The key issues for consideration are:

- i Design and visual impact
- ii Impact on neighbour amenity
- iii Flood Risk
- iv Fire Safety

#### i Design and visual impact

*Policy LP 1 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 (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.*

The proposed development comprises: re-roofing (from lean-to-roof to flat roof) and fenestration alterations to the existing single storey rear extension approved under the application reference: **02/1286** and closing-up an existing side door.

The proposed re-roofing would not change the overall character and appearance of the host property nor the subservience of the extension to it. The chosen materiality and fenestration appear to be in keeping with the existing triggering sufficient sense of belonging.

No objection is raised to the removal of the existing side door.

In light of the above, the proposals would comply with the aims and objectives of Policy LP 1 of the Local Plan, Policy 28 of the Publication Local Plan and with the SPD (2015) as a whole.

## **ii Impact on neighbour amenity**

*Policy LP 8 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 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 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 obstruction 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 that would be mostly impacted by the scheme would be Nos.122 and 126 Church Road.

The attached neighbour, namely No. 122, would not be significantly impacted by the proposed alterations in terms of loss of light and overbearing issues, as the footprint of the existing extension would be unaltered as part of this scheme and such existing extension does not project beyond the single storey rear extension of this neighbouring property.

Turning to No. 126, it is noted, from its planning history, namely from the approval reference: 17/2547/HOT for “*Single storey rear extension*”, that appears to be implemented, that this neighbour does not present side windows at ground floor level. This along with the fact that the amended single storey rear extension would not extend beyond the single storey rear extension at No. 126, would ensure that its occupiers would not experience significant loss of light and overbearing issues.

No new upper floor side windows are proposed as part of this scheme, and therefore significant loss of privacy issues are not anticipated.

The proposals would therefore comply with the aims and objectives of Policy LP 8 of the Local Plan, Policy 46 of the Publication Local Plan and with the SPD (2015) as a whole.

## **iii Flood Risk**

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.

Given the nature of the proposed alterations, namely the proposed development comprises: re-roofing (from lean-to-roof to flat roof) and fenestration alterations to the existing single storey rear extension approved under the application reference: **02/1286** and closing-up an existing side door, it is considered that the current flood risks at the site would not be exacerbated as a result of such proposed alterations.

**iv Fire Safety**

The submitted Fire Safety Statement is considered sufficient to satisfy Policy D12 of the London Plan (2021). A compliance condition is attached.

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.

**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.

**Grant planning permission**

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.

**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: 23/08/2024

I agree the recommendation: CTA

Team Leader/Head of Development Management/Principal Planner

Dated: .....16/09/2024.....

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**

**CONDITIONS**

**INFORMATIVES**