

Application reference: 24/1680/VRC TEDDINGTON WARD

Date application received	Date made valid	Target report date	8 Week date
03.07.2024	03.07.2024	28.08.2024	28.08.2024

Site:

50 Teddington Park Road, Teddington, TW11 8ND,

Proposal:

Variation of condition U0171870 - Approved Drawings, of planning permission 23/3048/HOT - to allow change of rear/side extension roof from sloped to flat level with rear section and changes to rear extension window and door arrangements (amended description).

APPLICANT NAME

Ms T R
50 Teddington Park Road
Teddington
Richmond Upon Thames
TW11 8ND

AGENT NAME

Ms Grainne O Keeffe
Atrium 36 Broad Lane
Hampton
TW12 3AZ
United Kingdom

Neighbours:

65 Teddington Park Road, Teddington, TW11 8NB, - 06.07.2024
67 Teddington Park Road, Teddington, TW11 8NB, - 06.07.2024
63 Teddington Park Road, Teddington, TW11 8NB, - 06.07.2024
49 Claremont Road, Teddington, TW11 8DH, - 06.07.2024
127 Cambridge Road, Teddington, TW11 8DF, - 06.07.2024
Top Flat, 52 Teddington Park Road, Teddington, TW11 8ND, - 06.07.2024
Ground Floor Flat, 52 Teddington Park Road, Teddington, TW11 8ND, - 06.07.2024
48 Teddington Park Road, Teddington, TW11 8ND, - 06.07.2024

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

Development Management

Status: GTD Application: 23/3048/HOT
Date: 28/12/2023 Ground floor rear side extension, new 1st floor windows. pergola to side

Development Management

Status: GTD Application: 23/3049/PS192
Date: 03/01/2024 Rear dormer roof extension. Extension to outrigger roof. Rooflights to front elevation

Development Management

Status: PCO Application: 24/1680/VRC
Date: Variation of condition U0171870 - Approved Drawings, of planning permission 23/3048/HOT - to allow change of side extension roof from sloped to flat level with rear section.

Building Control

Deposit Date: 14.01.2013 Installed a Gas Boiler
Reference: 13/FEN00553/GASAFE

Building Control

Deposit Date: 08.05.2024 Single storey rear infill extension and alterations to create new utility room, alterations to partitioning at first floor level to enlarge front bedroom and to create family bathroom, and second floor level rear with part side dormer extension

Reference: 24/0559/IN

Application Number	24/1680/VRC
Address	50 Teddington Park Road Teddington TW11 8ND
Proposal	Variation of condition U0171870 - Approved Drawings, of planning permission 23/3048/HOT - to allow change of rear/side extension roof from sloped to flat level with rear section and changes to rear extension window and door arrangements (amended description)
Contact Officer	GNI
Target Determination Date	28.08.24 EOT 09.09.24

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 property is a detached bungalow. The application site is situated within Teddington and is designated as:

- Area Susceptible To Groundwater Flood - Environment Agency (Superficial Deposits Flooding - >= 75% - SSA Pool ID: 337)
- 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 (Teddington [Richmond] / Ref: Group8_006 /)
- Increased Potential Elevated Groundwater (GLA Drain London)
- Main Centre Buffer Zone (Teddington Town Centre Boundary Buffer Zone - A residential development or a mixed use scheme within this 400 metre buffer area identified within the Plan does not have to apply the Sequential Test (for Flood Risk) as set out in Local Plan policy LP21.)
- Take Away Management Zone (Take Away Management Zone)
- Village (Teddington Village)
- Village Character Area (Cambridge Road and surrounds - Area 2 Hampton Wick & Teddington Village Planning Guidance Page 21 CHARAREA11/02/01)
- Ward (Teddington Ward)

3. DESCRIPTION OF THE PROPOSAL AND ANY RELEVANT PLANNING HISTORY

Variation of condition U0171870 - Approved Drawings, of planning permission 23/3048/HOT - to allow change of rear/side extension roof from sloped to flat level with rear section and changes to rear extension window and door arrangements.

The comprehensive list of planning history can be found above however the most relevant planning history is as follows:

Development Management

Status: GTD

Date:28/12/2023

Application:23/3048/HOT

Ground floor rear side extension, new 1st floor windows. pergola to side

Development Management

Status: GTD

Date:03/01/2024

Application:23/3049/PS192

Rear dormer roof extension. Extension to outrigger roof. Rooflights to front elevation

4. CONSULTATIONS CARRIED OUT

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

No letters of representation were received.

The description of development was updated by agreement with the application to better reflect the proposed works. An additional rear elevation drawing was received during the assessment of the application.

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://www.gov.uk/guidance/national-planning-policy-framework>

London Plan (2021)

The main policies applying to the site are:

- D4 Delivering good design
- D11 Safety, security and resilience to emergency
- 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
Impact on Flood Risk and Sustainable Drainage	LP21	Yes	No
Parking Standards and Servicing	LP45	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 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	
Flood risk and sustainable drainage	8	Yes	No
Local character and design quality	28	Yes	No
Amenity and living conditions	46	Yes	No
Sustainable travel choices, Vehicular Parking, Cycle Parking, Servicing and Construction Logistics Management	47, 48	Yes	No

Supplementary Planning Documents

House Extension and External Alterations
 Transport
 Village Plan – Teddington

These policies can be found at:

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

6. EXPLANATION OF OFFICER RECOMMENDATION

The current proposal seeks planning permission for a revised scheme involving minor material amendments to the approved development, granted under planning permission 23/3048/HOT granted on 28/12/2023. The application is being considered in accordance with the legislative procedures for dealing with amendments to approved development proposals, which were introduced by the Government in October 2009. The procedures require the submission of a formal application for either a "non-material amendment" (under 96A of the Town and Country Planning Act 1990) or a "minor material amendment" (under s.73 of the Town and Country Planning Act 1990) where an amendment to an approved scheme is proposed.

National Planning Policy Guidance, 'Flexible Options for Planning Permissions' (Published 6 March 2014 by the Ministry of Housing, Communities & Local Government), confirms that a Section 73 application can be made under section 73 of the Act to vary or remove conditions associated with a planning permission. One of the uses of a section 73 is to seek a minor material amendment, where there is a relevant condition that can be varied.

The guidance states that there is no statutory definition of a 'minor material amendment' but that it is likely to include any amendment where its scale and/or nature results in a development which is not substantially different from the one which has been approved. Where proposed changes are not considered to be 'minor', a new full planning application would need to be made.

Permission granted under section 73 takes effect as a new, independent permission to carry out the same development as previously permitted subject to new or amended conditions. The new permission sits alongside the original permission, which remains intact and unamended. It is open to the applicant to decide whether to implement the new permission or the one originally granted.

The key issues for consideration are:

- i Design
- ii Impact on Neighbour Amenity
- iii Biodiversity

Issue i- Design

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 application seeks to vary condition U0171870 - Approved Drawings to allow the change of the rear/side extension roof from sloped to flat level with rear section and changes to rear extension window and door arrangements.

The proposed change from a pitched roof to a flat roof is considered acceptable as the proposed rear extension is not visible from the public domain and will not dominate the existing house or its neighbours. Flat roofs for rear/side extensions are common across the borough. The side/rear extension will continue to be setback appropriately from the side boundary with no. 48 Teddington Park Road, maintain harmonise with the original appearance of the host dwelling and no.52 Teddington Park Road.

The proposed changes to the rear and side windows are considered to be appropriate to the design of the extension which reads as a modern addition to the dwelling.

In view of the above, the proposal complies with the aims and objectives of policy LP1 of the Richmond Local Plan (2018), LP28 of the Richmond Publication Local Plan (Regulation 19 version) and the SPD relating to House Extensions and External Alterations.

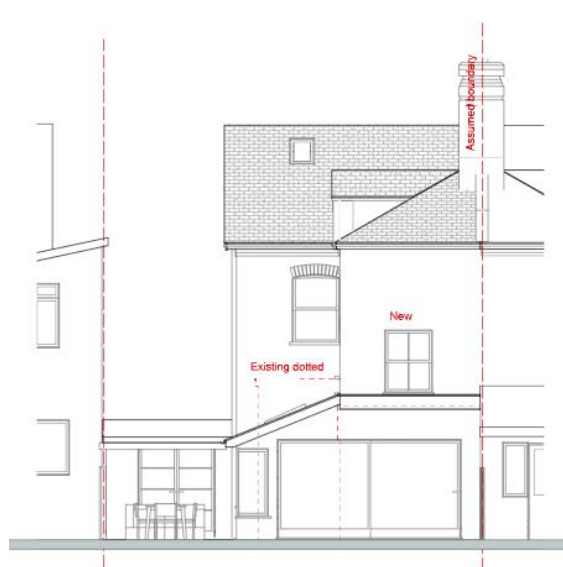


Figure 1 – approved rear elevation

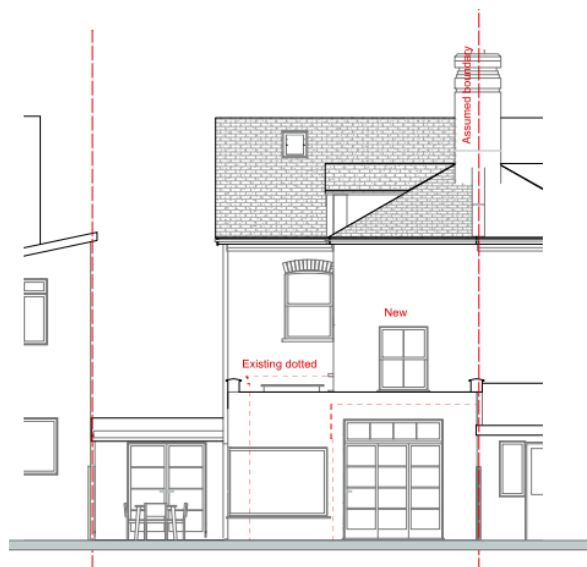


Figure 2 – proposed rear elevation

Issue 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.

Immediately adjoining the host dwelling are numbers 48 and 52 Teddington Park Road to the west and east respectively. Given their proximity to the host dwelling it is considered that any alteration here would impact these neighbours most. No adverse amenity impacts will result from the proposed works to the rear neighbours at this site, due to separation distances between dwellings exceeding 20m.

The proposed change to a flat roof will result in a minor increase in height along the south-western elevation. Whilst the increase in height and new roof form may be partially visible from the no. 48 Teddington Park Road, the proposed extension continues to be setback an appropriate distance from the shared boundary with no 48. As such, the proposed change to the roof is not considered to generate any adverse overbearing issues or impact sunlight and daylight access. The proposed changes to the window/door sizes and configuration along the south-west elevation retain a similar quantum of glazing to the original proposal, are located away from the shared boundary and are not considered to result in a loss of privacy to no. 48.

The proposed change to a flat roof will include the addition of a small parapet along the shared boundary with no. 52 beyond the height of the existing proposed roof. This feature will not generate any additional amenity impacts to this adjacent property. The proposed change to the window configuration on the rear elevation is not considered to result in an increase in any privacy impacts with the windows oriented within the subject site.

Given the above, the application is considered consistent with the aims and objectives of policy LP8 Richmond Local Plan (2018), LP46 and of the Richmond Publication Local Plan (Regulation 19 version) and the SPD relating to House Extensions and External Alterations.

Issue iii - Biodiversity

Biodiversity net gain became mandatory for minor developments on applications made from 2nd April 2024. This application is exempt from mandatory biodiversity net gain on the grounds that:

- The original planning permission to which this s73 application relates was exempt by virtue of it being made before 2nd April 2024

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. The amendments, by virtue of their scale and nature, would not result in a development that is substantially different from the development approved under planning permission 23/3048/HOT. The development remains as approved in all respects other than the minor but material changes outlined above, which can be secured by amending the drawing numbers secured by condition U0171870 - Approved Drawings on the decision notice to relate to the revised drawings listed in this report. The remaining conditions remain relevant. As such it is considered that a new full planning application does not need to be made to secure these changes.

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): ...GNI.....

Dated: ...06.09.24.....

I agree the recommendation:

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

Dated: 06/09/2024.....