

Application reference: 24/1853/HOT
TEDDINGTON WARD

Date application received	Date made valid	Target report date	8 Week date
19.07.2024	24.07.2024	18.09.2024	18.09.2024

Site:

18 Albert Road, Teddington, TW11 0BD,

Proposal:

Single Storey Side and Rear extension with pitched roof

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

APPLICANT NAME

Mr Nathan Still
18 Albert Road
Teddington
Richmond Upon Thames
TW11 0BD

AGENT NAME

Mark Smith
7 Greenwood Cottages
Lawson Way
Ascot
SL5 0LL
United Kingdom

DC Site Notice: printed on and posted on 02.08.2024 and due to expire on 23.08.2024

Consultations:

Internal/External:

Consultee

14D Urban D

Expiry Date

08.08.2024

Neighbours:

24 Albert Road, Teddington, TW11 0BD -
16 Albert Road, Teddington, TW11 0BD -
19 Clarence Road, Teddington, TW11 0BQ, - 25.07.2024
17 Clarence Road, Teddington, TW11 0BQ, - 25.07.2024
15 Clarence Road, Teddington, TW11 0BQ, - 25.07.2024
13 Clarence Road, Teddington, TW11 0BQ, - 25.07.2024
22 Albert Road, Teddington, TW11 0BD, - 25.07.2024
16 Albert Road, Teddington, TW11 0BD, - 25.07.2024
16 Avenue Gardens, Teddington, TW11 0BH, - 25.07.2024

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

Development Management

Status: REF Application:03/0419/HOT
Date:24/03/2003 Erection Of Rear Roof Extension

Development Management

Status: GTD Application:68/0354
Date:01/05/1968 Erection of garage.

Development Management

Status: INV Application:04/0002/VOID
Date: Erection of rear dormer roof extension

Development Management

Status: GTD Application:04/1340/HOT
Date:26/07/2004 Erection of rear dormer roof extensions

Development Management

Status: GTD Date:01/08/2007	Application:07/2018/HOT Addition of solar water heating collectors to provide a sustainable to provide a sustainable, non polluting energy source
<u>Development Management</u> Status: RNO Date:02/09/2008	Application:08/T0452/TCA Rear Garden T1- Holly - fell to ground level T2 - Silver Birch - crown reduce by 25%
<u>Development Management</u> Status: GTD Date:29/12/2023	Application:23/2963/HOT Loft conversion with two small rear dormers and mansard infill, three front facing roof lights
<u>Development Management</u> Status: REF Date:13/05/2024	Application:24/0483/HOT Single Storey Side and Rear extension with pitched roof
<u>Development Management</u> Status: RNO Date:01/07/2024	Application:24/T0432/TCA REMOVAL OF A JAPANESE MAPLE MARK X ON THE ATTACHED PLAN
<u>Development Management</u> Status: PCO Date:	Application:24/1853/HOT Single Storey Side and Rear extension with pitched roof
<u>Building Control</u> Deposit Date: 05.05.2004 Reference: 04/0884/FP	Loft conversion
<u>Building Control</u> Deposit Date: 04.10.2004 Reference: 04/0884/RS1/FP	Loft conversion
<u>Building Control</u> Deposit Date: 07.02.2008 Reference: 08/COR00338/CORGI	Installed a Gas Boiler
<u>Building Control</u> Deposit Date: 25.09.2007 Reference: 08/ELE00049/ELECSA	Heating (central heating/ room heating/ hot water/ boiler/ controls) Dwelling house Main/ supplementary equipotential bonding Dwelling house
<u>Building Control</u> Deposit Date: 23.11.2016 Reference: 16/FEN03544/GASAFE	Install a gas-fired boiler
<u>Building Control</u> Deposit Date: 06.05.2021 Reference: 21/NIC03422/NICEIC	Install a replacement consumer unit
<u>Building Control</u> Deposit Date: 15.03.2024 Reference: 24/0329/IN	Loft conversion
<u>Building Control</u> Deposit Date: 26.04.2024 Reference: 24/NIC01033/NICEIC	Install one or more new circuits
<u>Building Control</u> Deposit Date: 19.05.2024 Reference: 24/VEK00036/VEKA	Install 2 Windows
<u>Building Control</u> Deposit Date: 04.07.2024 Reference: 24/FEN02568/FENSA	Install replacement windows in a dwelling

Application Number	24/1853/HOT
Address	18 Albert Road, Teddington, TW11 OBD
Proposal	Single storey side and rear extension with pitched roof
Contact Officer	TWL
Target Determination Date	18/09/2024

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 property is a two-storey end terraced house with a painted stucco and slate roof. The property is situated within Teddington Village and is designated as:

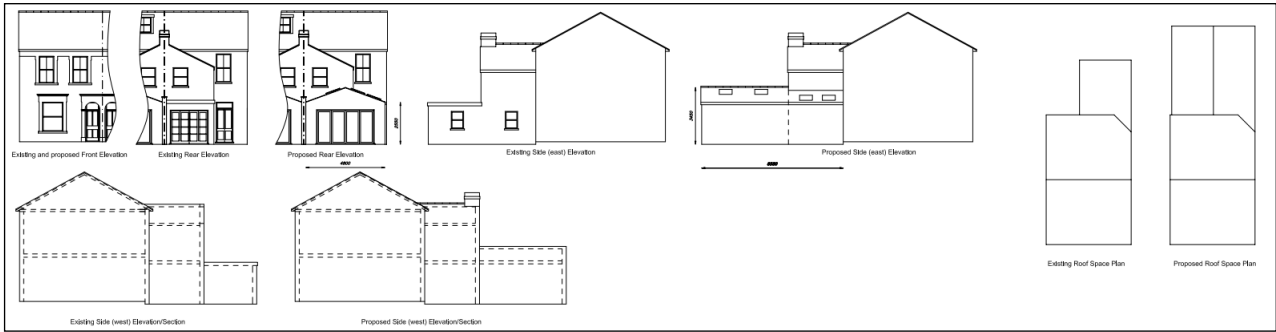
- Area Susceptible To Groundwater Flood - Environment Agency (Superficial Deposits Flooding - >= 75% - SSA Pool ID: 336)
- Article 4 Direction Basements (Article 4 Direction - Basements / Ref: ART4/BASEMENTS / Effective from: 18/04/2018)
- Community Infrastructure Levy Band (Low)
- Conservation Area (CA22 Park Road Teddington)
- 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.)
- Surface Water Flooding (Area Less Susceptible to) - Environment Agency ()
- Village (Teddington Village)
- Village Character Area (Park Road - Area 14 & Conservation Area 22 Hampton Wick & Teddington Village Planning Guidance Page 53 CHARAREA11/14/01)
- Ward (Teddington Ward)

3. DESCRIPTION OF THE PROPOSAL AND ANY RELEVANT PLANNING HISTORY

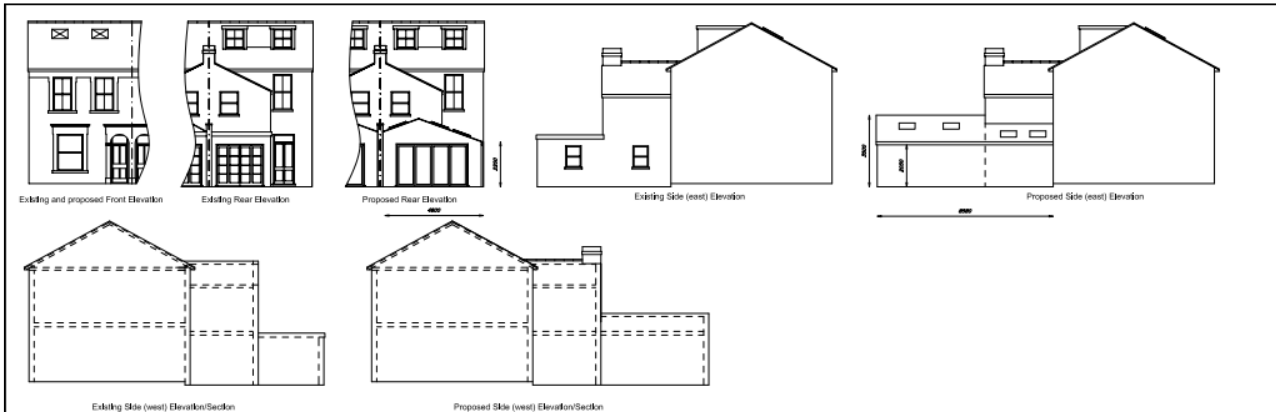
The proposed development comprises a ground floor single-storey side and rear extension with pitched roof.

The comprehensive list of planning history can be found above however the most relevant planning history relates to application reference 24/0483/HOT. This application was for a similar purpose. However, for the reasons set out in the respective decision, this application was refused. The principal reasons for the refusal relate to amenity and tree protection.

For ease of reference, the following shows the side and rear elevation plans that were refused under application 24/0483/HOT.



The following shows the now proposed side and rear elevation plans, noting that the eaves height at the boundary of 22 Albert Road has been reduced to 2.2 metres and therefore complies with 3.1.4 of the Supplementary Planning Document 2015.



It is also noted that the tree (Japanese Maple) located on the rear of the property has been removed. Therefore, the second reason for refusal relating to tree protection is no longer relevant. It is noted that the council had no objection to the tree removal as recorded in the decision for application 24/T0432/TCA.

4. CONSULTATIONS CARRIED OUT

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

No letters of representation were received.

No letters of objection have been received.

Two letters of support have been received and the comments can be summarised as follows:

- The proposal is in keeping with other extensions built on the same side of the road
- 'Ties in' with the immediately adjoining house at number 16.

Internal Consultees:

Conservation comments:

18 Albert Road is an 1860s semi-detached house within the Park Road Conservation Area. It is two storeys in stock brick under a slate roof. It has mirrored symmetry with no.16 and notable architectural features include the paired recessed entrance doors under open arched porches and prominent door and window surrounds with moulded decoration. A central plaque at first floor level reads 'HYDE VILLAS 1864'. To the rear is a two-storey original outrigger and further single-storey rear extension.

No.18 makes a strong positive contribution to the streetscape of Albert Road which is characterised by mid-to-late Victorian semi-detached or terraced houses. Common materials include stock brick and slate, with some stucco on the larger detached houses at either end of the street. The houses are generally of a modest form with window and door surrounds the predominant architectural detailing. Modern additions consist of unsympathetic windows and rooflights.

More widely, the significance of the Park Road Conservation Area is defined by the historic origins of Park Road as an important route from Teddington to Bushy Park and the distinct phases of development within the area ranging from grand mid-18th century villas to mid-19th century terraced Victorian cottages, and Edwardian suburban development.

This application is for a single storey rear extension.

It follows on from refused application 24/0483/HOT.

No objections are raised regarding the proposed rear extension. It would infill alongside the existing outrigger and extend past the length of the existing rear extension. Although this would result in an increase of depth and massing to the rear of no.18, it is considered that, on balance, it would form a subservient addition to the main building and would not dominate the rear elevation. It would have a simple, contemporary design to ensure it is clearly recognisable as a modern addition and the use of matching stock brick would allow for visual integration with the main building.

The extension would be confined to the rear of the building and would not be easily visible from public vantage points. Therefore, it would have a neutral impact on the character and appearance of the Park Road Conservation Area.

This application is in accordance with policies LP1 and LP3. It also conforms to paragraph 205 of the NPPF (2023).

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
- HC1 Heritage conservation and growth

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 Designated Heritage Assets	LP3	Yes	No
Impact on Amenity and Living Conditions	LP8	Yes	No
Impact on Flood Risk and Sustainable Drainage	LP21	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	
		Yes	No
Flood risk and sustainable drainage	8	Yes	No
Infill and Backland Development	15	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

These policies can be found at:

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

Other Local Strategies or Publications

Other strategies or publications material to the proposal are:

- Park Road Conservation Area

Determining applications in a Conservation Area

In considering whether to grant planning permission with respect to any buildings or other land in a conservation area, Section 72 of the Planning (Listed buildings and Conservation Areas) Act 1990 requires that special attention shall be paid to the desirability of preserving or enhancing the character or appearance of the Conservation Area. In this context, "preserving", means doing no harm.

To give effect to that duty, decisions of the court have confirmed that for development proposed to be carried out in a conservation area, a decision-maker should accord "considerable importance and weight" to the desirability of preserving or enhancing the character or appearance of the conservation area, when weighing this factor in the balance with other material considerations which have not been given this special statutory status. This creates a strong presumption against granting planning permission where harm to the character or appearance of a conservation area is identified. The presumption can be rebutted by material considerations powerful enough to do so.

In applications where the decision-maker is satisfied that there will be no harm to the character or appearance of a conservation area, the statutory presumption against granting planning permission described above falls away. In such cases the development should be permitted or refused in accordance with the policies of the development plan and other material considerations.

6. EXPLANATION OF OFFICER RECOMMENDATION

The key issues for consideration are:

- i Design and impact on heritage assets
- ii Impact on neighbour amenity
- iii Trees
- iv Flood Risk

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 Councils SPD relating to House Extensions and External Alterations 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.

The proposed rear extension seeks to replace an existing rear extension which is small in relation to the host dwelling and is not visible from the street. Due to the size and appearance of the existing rear extension, it is clearly subservient to the dwelling, being set below the level of the first-floor windows and harmonises well with the house.

The property forms part of a short terrace which comprises six similar houses. The terrace in turn forms part of a larger group of similar terraces along the northern side of Albert Road, dating back to the 18th century. There are other alterations to nearby terraces which can be considered unsympathetic, including variations in roofing materials, installation of multiple rooflights, dormer windows and rear extensions. These alterations have diluted the cohesiveness of the terrace group.

The application that has now been submitted would remove the existing rear extension and replace it with a single storey side/ rear extension. While this existing rear extension is not very prominent in the street, it does somewhat reduce the sense of space between No.18 and 22. As noted above, the proposal will make a neutral contribution to the character of the house.

The proposed replacement extension would increase the existing dwelling footprint, and although it would not project beyond the rear of the existing extension at No. 16 approved under case no. 08/3060/HOT, it would project past the rear of no 22 and would not be visible from the street. The rear extension approved at no.16 pre-dates the current SPD which requires rear extensions with an eave height of 2.2m if it exceeds 3m in depth.

The current proposal has a depth of 8.580m and an eave height of 2.20m, the proposed roof recedes away to its ridge height. As a result, the extension complies with the SPD and therefore, the scale of the extension is not thought to be unacceptable or inappropriate for the rear of this house in both design and massing terms and is thought to respect the host dwelling.

The proposal, therefore, complies with the aims and objectives of policies D4, LP1 and LP3 of the local plan and the Council's SPD relating to House Extensions and External Alterations.

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 SPD on House Extensions and External Alterations notes that generally an extension of 3m in depth for a terrace property will be acceptable. Where the proposed extension seeks a larger depth, the eaves should be reduced to 2.2m at the shared boundary to mitigate detrimental impact on neighbours such as sense of enclosure or overbearing. However, the final test of acceptability is dependent on the specific circumstances of the site which may justify greater rear projection.

The two properties impacted by the proposal is No.16 and No.22 Albert Road, being the adjoining properties to the west and east, respectively.

The proposed extension is similar to that of the rear extension at No. 16 in terms of depth and height. This extension does not project beyond the rear of this property. In terms of No. 22 Albert Road, as the eaves of the extension are proposed to be 2.2m, meaning the impact on this property in terms of sense of enclosure or overbearing has been appropriately mitigated.

There is no objection raised in terms of loss of sunlight, outlook and privacy.

iii. Trees

Policies LP15 and LP16 seek to protect biodiversity and health and longevity of trees, woodland and landscape in the borough. As set out above, the tree (Japanese Maple) that was previously located in the rear section of the property has been removed. Therefore, there are no trees impacted by the proposal.

iv. Flood Risk

Chapter 14 of the NPPF specifies that site-specific flood risk assessments are required for development in Flood Zones 2 and 3 and that in Flood Zone 1, assessments should only be provided for sites of 1 hectare or more; land which has been identified by the Environment Agency as having critical drainage problems; land identified in a strategic flood risk assessment as being at increased flood risk in future; or land that may be subject to other sources of flooding, where its development would introduce a more vulnerable use. Paragraph 168 states that minor development, including householder development, should provide flood risk assessments if required, but should not have to apply the sequential or exception tests.

Policy D11 of the London Plan states that 'development proposals should maximise building resilience and minimise potential physical risks, including those arising as a result of extreme weather, fire, flood and related hazards.'

Policy LP21 of the Local Plan 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.

The site is in an Area Less Susceptible to Surface Water Flooding and is in an Area Susceptible to Ground Water Flooding. It is also in a Critical Drainage Area.

A brief Flood Risk Assessment has been provided as part of the Design and Access Statement. This notes that floor levels within the proposed extension will be set no lower than the existing levels. As such, and given the relatively small-scale increase in footprint, it is thought the issue of flood risk and drainage has been adequately addressed for an application of this scale and the proposal is considered to comply with Chapter 14 of the NPPF, Policy D11 of the London Plan, and Policy LP21 of the Local Plan.

v. Fire Risk

Policy D12 Fire Safety of the London Plan Part A requires all development to demonstrate the highest levels of fire safety. All non-major applications require the submission of a Fire Safety Strategy, unless reasonable exemption has been demonstrated.

The applicant has submitted a Fire Safety Strategy which is considered to adequately address the relevant criteria of Policy D12.

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. In making this recommendation consideration has been had to the statutory duties imposed by the Planning (Listed Buildings and Conservation Areas) Act 1990 and the requirements set out in Chapter 16 of the NPPF.

Grant planning permission

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): TWL

Dated: 05/09/2024

I agree the recommendation:

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

Dated:13/09/2024.....

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: