

Application reference: 24/2071/HOT
TEDDINGTON WARD

Date application received	Date made valid	Target report date	8 Week date
15.08.2024	15.08.2024	10.10.2024	10.10.2024

Site:

75 Twickenham Road, Teddington, TW11 8AL,

Proposal:

Proposed rear dormer roof extension. Rooflights to front elevation

APPLICANT NAME

Kieran Power
75 Twickenham Road
Teddington
Richmond Upon Thames
TW11 8AL
United Kingdom

AGENT NAME

Tim Houlihan
Office G09, West Link House
981 Great West Road
Brentford
TW8 9DN

Neighbours:

7 Grove Gardens, Teddington, TW11 8AR, - 19.08.2024
5 Grove Gardens, Teddington, TW11 8AR, - 19.08.2024
3 Grove Gardens, Teddington, TW11 8AR, - 19.08.2024
42 Twickenham Road, Teddington, TW11 8AW, - 19.08.2024
73 Twickenham Road, Teddington, TW11 8AL, - 19.08.2024
77 Twickenham Road, Teddington, TW11 8AL, - 19.08.2024

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

Development Management

Status: WDN Application: 16/4113/PS192
Date: 16/12/2016 Single storey rear extension

Development Management

Status: GTD Application: 16/4114/HOT
Date: 20/12/2016 Two-storey side extension and single-storey rear extension

Development Management

Status: REF Application: 24/1435/PS192
Date: 30/07/2024 PROPOSED REAR DORMER LOFT EXTENSION, INTERNAL ALTERATIONS WITH VELUX WINDOWS, JULIET BALCONY AND FENESTRATION

Development Management

Status: PCO Application: 24/2071/HOT
Date: Proposed rear dormer roof extension. Rooflights to front elevation

Development Management

Status: PCO Application: 24/2138/PS192
Date: PROPOSED REAR DORMER LOFT EXTENSION, INTERNAL ALTERATIONS WITH VELUX WINDOWS, JULIET BALCONY AND FENESTRATION

Building Control

Deposit Date: 04.07.2011 Installation of 3 Windows (Rating=C Licence=3252)
Reference: 11/BES00004/VEKA

Building Control

Deposit Date: 09.12.2011 Installation of 1 Windows (Rating=C Licence=3252)
Reference: 12/VEK00005/VEKA

Building Control

Deposit Date: 15.03.2017 2 storey side extension and single storey rear extension
Reference: 17/0531/FP

Building Control

Deposit Date: 30.04.2018 Install a gas-fired boiler Installed a Gas Cooker
Reference: 18/FEN02415/GASAFE

Building Control

Deposit Date: 30.03.2019 Rewire of all circuits
Reference: 19/ELE00063/ELECSA

Application Number	24/2071/HOT
Address	75 Twickenham Road Teddington TW11 8AL
Proposal	Proposed rear dormer roof extension. Rooflights to front elevation.
Contact Officer	GNI
Target Determination Date	10.10.24

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 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 site contains a semi-detached dwelling on the west side of Twickenham Road. It has a hipped, tiled roof shared with No.77. There is an existing two storey integrated extension.

The application site is situated within Teddington Village and is designated as:

- Area Susceptible To Groundwater Flood - Environment Agency (Superficial Deposits Flooding - >= 50%)
- 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.)
- Risk of Flooding from Surface Water 1 in 1000 chance - Environment Agency (RoFSW Extent 1 In 1000 year chance - SSA Pool ID: 39700)
- Risk of Flooding from Surface Water 1 in 1000 chance - Environment Agency (RoFSW Extent 1 In 1000 year chance - SSA Pool ID: 47404)
- Take Away Management Zone (Take Away Management Zone)
- 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

The proposed development comprises a rear dormer roof extension and rooflights to front elevation.

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

Development Management

Status: GTD

Date:20/12/2016

Application:16/4114/HOT

Two-storey side extension and single-storey rear extension

Development Management

Status: REF

Date:30/07/2024

Application:24/1435/PS192

PROPOSED REAR DORMER LOFT EXTENSION, INTERNAL ALTERATIONS WITH VELUX WINDOWS, JULIET BALCONY AND FENESTRATION

Development Management

Status: PCO Application:24/2071/HOT
Date: Proposed rear dormer roof extension. Rooflights to front elevation

Development Management
Status: Under Assessment Application:24/2138/PS192
Date: PROPOSED REAR DORMER LOFT EXTENSION, INTERNAL ALTERATIONS WITH VELUX WINDOWS, JULIET BALCONY AND FENESTRATION

4. CONSULTATIONS CARRIED OUT

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

No letters of representation were received.

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
- 14. Meeting the challenge of climate change, flooding and coastal change

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
- 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

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
Local character and design quality	28	Yes	No
Amenity and living conditions	46	Yes	No

Supplementary Planning Documents

House Extension and External Alterations
Residential Development Standards
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

Other Local Strategies or Publications

Other strategies or publications material to the proposal are:
Community Infrastructure Levy
Strategic Flood Risk Assessment 2021

6. EXPLANATION OF OFFICER RECOMMENDATION

The key issues for consideration are:

- i Design and impact on heritage assets
- ii Impact on neighbour amenity
- iii Fire Safety
- iv Flood Risk
- v Biodiversity

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 roof extensions should be kept 'in scale' with the existing structure and dormer windows and other roof extensions must not project above the ridgeline.

The Councils SPD relating to House Extensions and External Alterations states that roof extensions should not dominate the original roof. Normally a significant area of the existing roof should be left beneath a new dormer and on either side of the dormer, thus setting the extension well in from either side of the roof. Dormer windows should be smaller than that of windows on the floor below. Existing profiles should be kept – dormer windows should not wrap two sides of a hip roof and interrupt the roof profile.

The proposed development comprises a rear dormer roof extension and rooflights to front elevation.

Whilst the proposed dormer will extend across part of the roof of the existing integrated extension, the dormer is of an appropriate scale proportionate to the existing roofscape. The proposed dormer is appropriately set in from the sides of the roof, set down from the roof ridge and maintains a suitable distance to the eaves below. The dormer is of a similar design and scale the dormer on the neighbouring dwelling at no. 77 Twickenham Road incorporating a crown roof and will not dominate the existing roof. The dormer at no. 77 was granted a certificate of lawful development 17/3992/PS192. The proposed dormer windows are smaller in size to the first floor dwelling windows in accordance with SPD guidance, maintaining an

appropriate window hierarchy. The dormer windows adopt a similar design which integrates well with the existing dwelling. The materials are generally proposed to match the existing roof which is acceptable. The proposed use of zinc for the roof of the dormer is acceptable as it will not be visible from the Twickenham Road Streetscape.

The proposed dormer/loft extension incorporates a small hip to gable feature to accommodate a marginal amount of additional head height above the stair. As this proposed feature will be clad in roof tile to match the existing roof, the feature will result in neutral impact to the Twickenham Road Streetscape.

The proposed new rooflights to the front elevation are of an appropriate size and location and will sit flush with the existing roof.

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.

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 where houses are terraced or have small gardens, the construction of a dormer window in the roof can reduce privacy. Minimise overlooking by restricting the size of windows and setting them back from the eaves.

The site adjoins no. 77 Twickenham Road to the north-west and no. 73 Twickenham Road to the south-east. Given these properties proximity to the host dwelling, it is considered that any alteration here would likely have the greatest potential impact upon their amenity. Due to the separation distance to number 7 and 5 Grove Gardens which adjoin the rear of the subject site which are in excess of 20m, no adverse amenity impacts are anticipated to these properties.

The proposed dormer is appropriately set in from the from the neighbouring dwellings at no. 77 and 73. The proposed windows are considered to be of an appropriate size to not cause adverse overlooking impacts to the gardens of these neighbouring properties. A rooflight is proposed on the south eastern elevation. This rooflight is angled away from no. 73 due to the pitch of the roof, however a condition requiring this rooflight to be obscure glazed and non-operable has been included on the consent to mitigate any privacy impacts to this dwelling.

Given the above, it is considered that the new dormer will not result in any substantial loss of privacy to adjoining dwellings or their gardens and the dormer has been appropriately designed to mitigate any overlooking impacts. 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

iii Fire Safety

A Fire Safety Strategy submitted in support of the application dated 24.07.24. A condition will be included to ensure this is adhered to on an ongoing basis. The materials proposed are to match existing and will need to be Building Regulations compliant. 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. Overall, the scheme can therefore be considered consistent with this Policy D12 of the London Plan.

iv 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.

Taking into account the nature of the proposal, and that all works are at roof level, it is not considered that the proposal would exacerbate the current situation on the site in terms of flood risk.

In light of the above conclusions, the proposed scheme is considered to be in line with Policy LP 21 of the Local Plan (2018).

v 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 is a householder application.

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 / ~~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:07.10.24.....

I agree the recommendation:

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

Dated:08/10/2024