

Application reference: 24/2032/HOT TEDDINGTON WARD

Date application received	Date made valid	Target report date	8 Week date
09.08.2024	09.08.2024	04.10.2024	04.10.2024

Site:

23 Twickenham Road, Teddington, TW11 8AQ,

Proposal:

Proposed single storey rear extension and removal of existing extension

APPLICANT NAME

Olga & Ian Hernando & Subak
23 Twickenham Road
Teddington
Richmond Upon Thames
TW11 8AQ

AGENT NAME

Mr Chris Pope
45 Maplewell Road
Woodhouse Eaves
Loughborough
LE12 8RG

Neighbours:

16 St Albans Gardens, Teddington, TW11 8AE, - 13.08.2024
Cedar Lodge, 18 St Albans Gardens, Teddington, TW11 8AE, - 13.08.2024
20 Twickenham Road, Teddington, TW11 8AG, - 13.08.2024
Manorhurst, 18 Twickenham Road, Teddington, TW11 8AG, - 13.08.2024
21 Twickenham Road, Teddington, TW11 8AQ, - 13.08.2024
25 Twickenham Road, Teddington, TW11 8AQ, - 13.08.2024

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

Development Management

Status: GTD Application: 91/1770/FUL
Date: 04/11/1991 Rebuilding Existing Garage With First Floor Extension Over.

Development Management

Status: REF Application: 17/3300/HOT
Date: 01/11/2017 Two storey side extension, removal of chimney to rear and installation of rear dormer roof extension. Insertion of rooflight on side roof slope.

Development Management

Status: GTD Application: 17/4076/HOT
Date: 15/01/2018 Two storey side extension, following the demolition of the existing garage.

Development Management

Status: PCO Application: 24/2032/HOT
Date: Proposed single storey rear extension and removal of existing extension

Building Control

Deposit Date: 23.07.1991 Underpinning
Reference: 91/0765/BN

Building Control

Deposit Date: 20.07.2011 Circuit alteration or addition in kitchen/ special location
Reference: 11/NIC01738/NICEIC

Building Control

Deposit Date: 06.06.2011 Installed a Gas Boiler
Reference: 11/FEN03037/GASAFE

Building Control

Deposit Date: 28.03.2018 2 storey side extension and loft conversion
Reference: 18/0552/FP

Building Control

Deposit Date: 01.04.2019 Install one or more new circuits
Reference: 19/NIC00873/NICEIC

Building Control

Deposit Date: 28.03.2019 Install a gas-fired boiler
Reference: 19/FEN01564/GASAFE

Building Control

Deposit Date: 28.03.2019 Install an unvented hot water storage vessel
Reference: 19/FEN01565/GASAFE

Building Control

Deposit Date: 08.11.2019 Install replacement door in a dwelling
Reference: 19/FEN02013/FENSA

Building Control

Deposit Date: 13.08.2024 Single Storey Rear Extension
Reference: 24/0978/IN

Application Number	24/2032/HOT
Address	23 Twickenham Road Teddington TW11 8AQ
Proposal	Proposed single storey rear extension and removal of existing extension
Contact Officer	GNI
Target Determination Date	04.10.24

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 two-story detached dwelling on the western side of Twickenham Road. The dwelling has a two storey side extension and a single storey rear extension.

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

Archaeological Priority (Site: Richmond APA 2.19: Teddington - Archaeological Priority Area - Tier II)
Area Susceptible To Groundwater Flood - Environment Agency (Superficial Deposits Flooding - >= 50% <75% - SSA Pool ID: 180)
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 /)
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.)
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

The proposed development comprises a single storey rear extension and the removal of the existing rear extension.

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

Development Management

Status: GTD

Date: 04/11/1991

Application: 91/1770/FUL

Rebuilding Existing Garage With First Floor Extension Over.

Development Management

Status: REF

Date: 01/11/2017

Application: 17/3300/HOT

Two storey side extension, removal of chimney to rear and installation of rear dormer roof extension. Insertion of rooflight on side roof slope.

Development Management

Status: GTD

Date: 15/01/2018

Application: 17/4076/HOT

Two storey side extension, following the demolition of the existing garage.

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	Compliance
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	Plan Policy		
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 Biodiversity
- iv Flood Risk
- v Fire Safety

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 application seeks consent for a new rear extension which replaces an existing smaller rear extension in the same location. The proposed rear extension has a depth of 4.5m, width of 5.3m and height of 3.1m with a flat roof. The proposed materials will generally match the existing dwelling.

The proposed rear extension will be set below the eaves of the existing dwelling and is an appropriate scale and design proportionate to the existing dwelling. The rear extension is of a similar design to the existing rear extension at the site, albeit larger in width and depth by approximately 1.2m and will be set back 0.9m from the south-eastern boundary.

The rear extension proposes to use materials which are of a similar appearance to those used in the construction of the exterior of the existing dwelling house which is acceptable. The proposed windows and door frames will be aluminium which is an improvement from the existing uPVC. A condition is proposed to be included on the consent to ensure this is complied with. The proposed rear extension will not be readily visible from Twickenham Road. A generous amount of rear amenity space will remain available.

Given the above, the proposal is considered to be in accordance with local policy LP1 of the Local Plan, policy 28 of the Publication Local Plan 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 generally an extension of 4m in depth for a detached 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.

Due to the location of the proposed rear extension, the dwellings at 21 Twickenham Road and 25 Twickenham Road are most likely to be affected by the proposed development. Due to the separation distance between the proposed rear extension and no. 25 Manor Road, no adverse amenity impacts are anticipated to this property.

The proposed rear extension will be 4.5m in depth. Whilst this exceeds the depth set out in the SPD for detached properties by 0.5m, the proposed rear extension is considered to be appropriately sited and is setback from the south-west boundary to no. 21 Twickenham Road. The proposed rear extension will not result in adverse sunlight/daylight impacts to this property, passing the relevant BRE assessments. Due to the presence of the existing rear extension, the size of the proposed new rear extension and its appropriate siting, the proposed development is not considered to result in an overbearing impacts to no. 21. The proposed rear doors are oriented within the site and there are no windows proposed along the south-eastern boundary.

The siting of the proposed rear extension is such that it will not cause overbearing, or sunlight/daylight impacts to no. 25 Twickenham Road. There is a singular glazed side window/door oriented towards no. 25 Twickenham Road at ground floor level. Due to the built form within the neighbouring property, separation distance and existing boundary treatment, it is considered acceptable that the ground floor window/door is not obscure glazed, as privacy impacts are appropriately mitigated by existing site conditions.

Given the above, it is considered that the application is considered to satisfy the Richmond Local Plan (2018) Policy LP8 and LP46 of the Richmond Publication Local Plan (Regulation 19 version) and the SPD relating to House Extensions and External Alterations.

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 it is a householder application.

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.

A Flood Risk Assessment was provided with the application which addresses sustainable drainage measures. Given the minor scale of the proposed works and the proposed finished floor levels will be the same as the existing extension the proposal is considered acceptable with regard to LP 21 of the adopted Local Plan and LP8 of the Publication Local Plan.

v Fire Safety

A Fire Safety Statement was received in support of the application on 09.08.24. A condition is included to ensure this is adhered to on an ongoing basis. The applicant is advised that alterations to existing buildings should comply with the Building Regulations. A separate application would have been required to have been made for Building Regulation requirements. Overall, the scheme if acceptable, would have been considered consistent with this Policy D12 of the London Plan.

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

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:18.09.24.....

I agree the recommendation:

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

Dated: 10/10/2024.....