



Application reference: 24/2302/HOT
TEDDINGTON WARD

Date application received	Date made valid	Target report date	8 Week date
12.09.2024	13.09.2024	08.11.2024	08.11.2024

Site:
50 Arlington Road, Teddington, TW11 8NJ,

Proposal:
Proposed single storey rear/side extension

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

APPLICANT NAME
Tom Meredith
50 Arlington Road
Teddington
Richmond Upon Thames
TW11 8NJ

AGENT NAME
Mr Paul Draper
Old Station Masters House
East Cowton
Northallerton
DL7 0DS
United Kingdom

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

Consultations:
Internal/External:
Consultee

Expiry Date

Neighbours:
42 Fieldend, Twickenham, TW1 4TG, - 13.09.2024
52 Arlington Road, Teddington, TW11 8NJ, - 13.09.2024
48 Arlington Road, Teddington, TW11 8NJ, -

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

Development Management
Status: PDE Application: 24/2302/HOT
Date: Proposed single storey rear/side extension
Development Management
Status: PDE Application: 24/2303/PS192
Date: L-shape rear dormer roof extensions
Building Control
Deposit Date: 30.07.2010 CERTASS: 3 Windows
Reference: 10/61ER00061/CERTASS
Building Control
Deposit Date: 30.07.2010 CERTASS: 3 Windows
Reference: 10/69ER00069/CERTASS
Building Control
Deposit Date: 10.08.2015 Removal two chimney breasts and the creation of a new window to the first floor bathroom
Reference: 15/1915/BN

Application Number	24/2302/HOT
Address	50 Arlington Road Teddington TW11 8NJ
Proposal	Proposed single storey rear/side extension
Contact Officer	SHO
Target Determination Date	

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 in question is a two-storey terraced house, located on the east side of Arlington Road in Teddington. The dwellinghouse also consists of an existing smaller rear extension and is finished with white painted brickwork.

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

- Area Poorly Provided With Public Open Space (Area poorly provided with Public Open Space)
- 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

The proposed development comprises of a **single storey rear/side extension**

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

Ref	Proposal	Received	Valid	Decision	Officer
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24/2302/HOT	Proposed single storey rear/side extension	12/09/2024	13/09/2024	Pending Consideration	SHO
24/2303/PS192	L-shape rear dormer roof extensions	12/09/2024	12/09/2024	Pending Consideration	SHO

4. CONSULTATIONS CARRIED OUT

The neighbours notified of this application are listed above.

One letter of objection has been received and the comments can be summarised as follows:

- Number 48 Arlington Road objects as a result of potential light pollution and the height of the proposed application being overbearing and impactful to neighbouring amenities.

One letter of support has been received and the comments can be summarised as follows:

- Number 52 Arlington Road supports the above proposal, as they themselves received approval for an extension of similar shape and they both co-ordinated to have similarly designed extensions.

Neighbour amenity considerations are assessed under Section 6 (impact on neighbour amenity) in the report below.

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
- D6 Housing quality and standards
- 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
Impact on Flood Risk and Sustainable Drainage	LP21	Yes

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	
Living Locally and the 20-minute neighbourhood	1	Yes	
Spatial Strategy: Managing change in the borough	2	Yes	
Place-based Strategy for Hampton & Hampton Hill Teddington & Hampton Wick Twickenham, Strawberry Hill & St Margarets Whitton & Heathfield Ham, Petersham & Richmond Park Richmond & Richmond Hill Kew Mortlake & East Sheen		Yes	
Flood risk and sustainable drainage	8	Yes	
Local character and design quality	28	Yes	
Design process	44	Yes	
Amenity and living conditions	46	Yes	

Supplementary Planning Documents

Design Quality
House Extension and External Alterations
Village Plan – Teddington Village

These documents 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
Basement development – Planning Advice Note
Basement Assessment User Guide
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 Trees
- iv Biodiversity
- v Flood Risk
- vi 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.

Paragraph 205 of the NPPF states 'When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.

The proposed extension showcases matching materials to the current existing dwelling house. The height of the eaves for the proposed extension was reduced from 2.5 metres to 2.35 metres to reduce the sense of enclosure on the dwellinghouse and reduce impact of the design of the rear elevation of the dwelling house.

In view of the above, the proposal complies with the aims and objectives of policies laid out above.

ii Impact on neighbour amenity

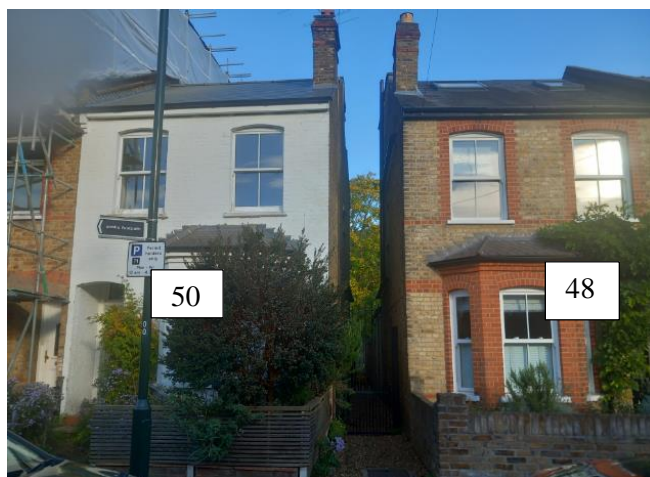
Policy LP8 states that development must protect the amenity and living conditions of existing, adjoining and neighbouring occupants. Design must allow for good daylight standards, avoid overlooking or noise disturbance, avoid visual intrusion, overbearing impacts or harm to the reasonable enjoyment of 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 above proposal **initially** sought an extension with the depth of 3 metres and a height of 2.5 metres at the eaves and 3.67 metres at the pitched roof.

Number 52 Arlington Road supported the above application, stating that they intend to construct a similar extension following their approval of their extension application.

Number 48 Arlington Road objected to the proposed development, stating concerns about light pollution and the size of the proposed extension.

A site visit was conducted on the 16th of October 2024. During this site visit, it was confirmed that light pollution would not be of great impact to neighbouring properties. Moreover, the height of the extension would not be of impact to Number 48 Arlington Road, due to a side passage between the two dwellinghouses, as seen in the photo below:



The neighbouring property attached to 50 Arlington Road (number 52 Arlington) has an approved application to build a similar extension to that proposed above by 50 Arlington, but this has not yet been built.

Thus, to protect the neighbouring amenity of 52 Arlington Road, **the proposed height of the extension proposed above was reduced to 2.35 metres.** to protect adjoining neighbour amenity and reduce the sense of enclosure.

In view of the above, the proposed extension complies with the policy set out in the SDP on House Extensions and External Alterations and Policy LP8.

iii Trees

Policies LP15 and LP16 seek to protect biodiversity and health and longevity of trees, woodland and landscape in the borough. Local Plan policy LP16, subsection 5 requires.

"That trees are adequately protected throughout the course of development, in accordance with British Standard 5837 - Trees in relation to design, demolition and construction, Recommendations (2012)."

Given the above, the proposed plans comply with the policies outlined.

iv 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.

v Flood Risk

The site is located within Flood Zone 1 and a medium risk zone for surface water flooding. A Flood Risk Assessment setting out measures proportionate to the flood risks associated with this development has been submitted and found compliant with policy

vi Fire Safety

Mayor's London Plan Policy D12 requires the provision of fire safety measures in a Fire Safety Statement.

The applicants have had a Fire Safety Statement prepared by PD Design Consulting dated 12th September 2024 and all measures set out are required to be implemented as part of the development by planning condition.

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.

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): SHO

Dated: 01/11/2024

I agree the recommendation: CTA

Team Leader/Head of Development Management/Principal Planner

Dated: ...07/11/2024.....

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: