

Application reference: 24/2375/HOT TEDDINGTON WARD

Date application received	Date made valid	Target report date	8 Week date
20.09.2024	30.09.2024	25.11.2024	25.11.2024

Site:

15 Springfield Road, Teddington, TW11 9AP,

Proposal:

Canopy roof over front door and moving the entrance door.

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

APPLICANT NAME

Lauren Jones
15 Springfield Road
Teddington
Richmond Upon Thames
TW11 9AP

AGENT NAME

John Molloy
29 Whitton Dene
Hounslow
TW3 2JN
United Kingdom

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

Consultations:

Internal/External:
Consultee

Expiry Date

Neighbours:

16 Springfield Road, Teddington, TW11 9AP, - 30.09.2024
20 Springfield Road, Teddington, TW11 9AP, - 30.09.2024
18 Springfield Road, Teddington, TW11 9AP, - 30.09.2024
8 Plough Lane, Teddington, TW11 9BN, - 30.09.2024
17 Springfield Road, Teddington, TW11 9AP, - 30.09.2024
13 Springfield Road, Teddington, TW11 9AP, - 30.09.2024

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

Development Management

Status: GTD Application:23/0221/HOT
Date:19/04/2023 Single storey side infill extension

Development Management

Status: GTD Application:23/0222/PS192
Date:21/03/2023 L-shape rear dormer roof extensions. Rooflights to front roof slope

Development Management

Status: GTD Application:24/1354/PS192
Date:17/07/2024 Alterations to fenestration at the front elevation reinstating original windows.

Development Management

Status: PDE Application:24/2375/HOT
Date: Canopy roof over front door and moving the entrance door.

Building Control

Deposit Date: 19.09.2008 1 Window 2 Doors
Reference: 08/FEN01779/FENSA

Building Control

Deposit Date: 01.05.2012 Installed a Gas Fire
Reference: 13/FEN02251/GASAFE

Application Number	24/2375/HOT
Address	15 Springfield Road, Teddington TW11 9AP
Proposal	Canopy roof over front door and moving the entrance door.
Contact Officer	Phil Shipton
Target Determination Date	25th November 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 subject site consists of a two-storey terraced dwellinghouse, located on the north side of Springfield Road, Teddington. The application site is designated as:

- Area Susceptible To Groundwater Flood - Environment Agency
- Article 4 Direction Basements
- Community Infrastructure Levy Band - Low
- Critical Drainage Area - Environment Agency
- Increased Potential Elevated Groundwater
- Main Centre Buffer Zone
- Village Character Area - Udney Park Road and Surrounds - Area 6 Hampton Wick & Teddington Village

3. DESCRIPTION OF THE PROPOSAL AND ANY RELEVANT PLANNING HISTORY

The proposed development comprises the re-positioning of the front door to the front facade of the dwellinghouse, bringing out from its recession. The proposal also includes a canopy over the new doorway to match that of the existing tiled roof of the bay window.

The comprehensive list of planning history can be found above however the most relevant planning history includes recently approved alterations to fenestration at the front elevation involving reinstating original windows (Ref. 24/1354/PS192).

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

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

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

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	
Local character and design quality	28	Yes	No

Supplementary Planning Documents

House Extension and External Alterations
Residential Development Standards
Village Plan – Hampton Wick and Teddington Village

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

Community Infrastructure Levy

Biodiversity Net Gain

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.

6. EXPLANATION OF OFFICER RECOMMENDATION

The key issues for consideration are:

- i Design and impact on streetscape character
- ii Fire Safety

i Design and impact on streetscape character

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 adding a porch or canopy is one of the most significant changes a householder can make to the front of a house as it involves altering the shape of the house at its focal point, the entrance. If a new porch is desired, it should enhance rather than detract from the original house, with the aim being to make the addition 'belong' to the house. The front door is an integral part of the house, which should be in keeping with its overall style, age and character.

The proposal involves re-positioning the door to the front facade of the dwellinghouse, as to bring it out of its current recessed position. The existing door will be re-used.

The proposal includes a new canopy/porch over the doorway, with a roof consistent with that of the existing tiled roof of the bay window.

While the recessed doorway design is original and typical of the street character, there is an emergence of altered doorways, involving bringing the door forward to the front of the dwellinghouse and often accompanied by a canopy/porch with tiles to match that of the existing dwellinghouse. The canopy accompanied doorways are more evident on the northern side of Springfield Road, namely on No. 3; 7; 9; 11; 21; 25; 31; and No.14 on the southern side. No. 9 and 11 provide an example of where two canopy's matches in form and size to ensure visual continuity.

As such, it is considered that the proposed doorway and canopy would be in-keeping with the emerging character of the street. The proposed form and scale/size of the canopy is considered appropriate and would appear to belong to the original dwellinghouse. Its tiles are proposed to match the existing roof, and therefore create visual harmony with the dwellinghouse and consistency within the streetscape.

It is considered should No.13 seek to undertake a like doorway re-design, they should seek to conform with the proposed canopy form and size.

It is considered the proposed doorway and canopy would not impact on neighbour amenity.

In view of the above, the proposal complies with the aims and objectives of policies LP1 of the Local Plan and policies 28 of the Publication Local Plan.

ii Fire Safety

London Plan policy D12 requires the submission of a Fire Safety Statement on all planning applications. A Fire Strategy Statement was submitted with the application. 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.

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
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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.

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): PSH Dated: 04/11/2024

I agree the recommendation: SGS

Senior Planner
Dated:22/11/24.....

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:

REASONS:
CONDITIONS:
INFORMATIVES:

UDP POLICIES:
OTHER POLICIES:

The following table will populate as a quick check by running the template once items have been entered into Uniform

SUMMARY OF CONDITIONS AND INFORMATIVES

CONDITIONS

INFORMATIVES

U0095417	Composite Informative
U0095418	NPPF Approval - Para.38-42
BNG02	Biodiversity Gain Plan No Pre-Approval