



Application reference: 24/2475/HOT
FULWELL AND HAMPTON HILL WARD

Date application received	Date made valid	Target report date	8 Week date
02.10.2024	02.10.2024	27.11.2024	27.11.2024

Site:

27 Princes Road, Teddington, TW11 0RL,

Proposal:

Side roof dormer to right hand side to facilitate additional room at 2nd floor level, removal of rear chimney stack. New rooflights.

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

APPLICANT NAME

Mr Damian Harrington
 27 Princes Road
 Teddington
 Richmond Upon Thames
 TW11 0RL

AGENT NAME

Ms Grainne O Keeffe
 Atrium 36 Broad Lane
 Hampton
 TW12 3AZ
 United Kingdom

DC Site Notice: printed on 10.10.2024 and posted on 18.10.2024 and due to expire on 08.11.2024

Consultations:

Internal/External:

Consultee
 14D Urban D

Expiry Date
 24.10.2024

Neighbours:

- 26B Princes Road, Teddington, TW11 0RW, - 10.10.2024
- 26A Princes Road, Teddington, TW11 0RW, - 10.10.2024
- 28 Royal Road, Teddington, TW11 0SB, - 10.10.2024
- 26 Royal Road, Teddington, TW11 0SB, - 10.10.2024
- 24 Royal Road, Teddington, TW11 0SB, - 10.10.2024
- 29A Princes Road, Teddington, TW11 0RL, - 10.10.2024
- 29 Princes Road, Teddington, TW11 0RL, - 10.10.2024
- 25 Princes Road, Teddington, TW11 0RL, - 10.10.2024

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

Development Management

Status: GTD Application: 14/1639/PS192
 Date: 08/05/2014 Single storey rear extension

Development Management

Status: PDE Application: 24/2475/HOT
 Date: Side roof dormer to right hand side to facilitate additional room at 2nd floor level, removal of rear chimney stack. New rooflights.

Building Control

Deposit Date: 08.09.2005 Installed a Gas Boiler
Reference: 06/94655/CORGI

Building Control

Deposit Date: 25.04.2014 Single storey rear extension
Reference: 14/0870/BN

Building Control

Deposit Date: 02.12.2014 Install a gas fire
Reference: 15/FEN00190/GASAFE

Building Control

Deposit Date: 15.04.2015 Circuit alteration or addition in a special location
Reference: 15/STR00004/STROMA

Building Control

Deposit Date: 15.04.2015 Circuit alteration or addition in a special location
Reference: 15/STR00007/STROMA

Building Control

Deposit Date: 15.04.2015 Circuit alteration or addition in a special location
Reference: 15/STR00010/STROMA

Building Control

Deposit Date: 15.11.2015 Install a gas-fired boiler
Reference: 15/FEN03505/GASAFE

Building Control

Deposit Date: 17.01.2024 ACR: Woodpecker 5+ with Descriptor Install a solid fuel dry fuel room
heater stove or cooker MI-Flues Ltd: Quattro SS with Descriptor
Install a flue liner
Reference: 24/HET00017/HETAS

Application Number	24/2475/HOT
Address	27 Princes Road Teddington TW11 0RL
Proposal	Side roof dormer to right hand side to facilitate additional room at 2nd floor level, removal of rear chimney stack. New rooflights.
Contact Officer	SHO
Target Determination Date	27/11/2024

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 is a semi-detached three storey dwellinghouse, located on the south side of Princes Road.



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

- Area Susceptible To Groundwater Flood - Environment Agency (Superficial Deposits Flooding - >= 75% - SSA Pool ID: 212)
- Article 4 Direction Basements (Article 4 Direction - Basements / Ref: ART4/BASEMENTS / Effective from: 18/04/2018)
- Community Infrastructure Levy Band (Low)
- **Conservation Area (CA81 Royal Road)**

- Critical Drainage Area - Environment Agency (Teddington [Richmond] / Ref: Group8_006 /)
- Take Away Management Zone (Take Away Management Zone)
- Village (Teddington Village)
- Village Character Area (Stanley Road North - Area 1 Hampton Wick & Teddington Village Planning Guidance Page 19 CHARAREA11/01/01)
- Ward (Fulwell and Hampton Hill Ward)

3. DESCRIPTION OF THE PROPOSAL AND ANY RELEVANT PLANNING HISTORY

The proposed development comprises of a side roof dormer to right hand side to facilitate additional room at 2nd floor level, removal of rear chimney stack. New rooflights.

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

Ref	Proposal	Received	Valid	Decision
24/2475/HOT	Side roof dormer to right hand side to facilitate additional room at 2nd floor level, removal of rear chimney stack. New rooflights.	02/10/2024	02/10/2024	Pending Consideration
14/1639/PS192	Single storey rear extension	23/04/2014	29/04/2014	Granted Permission

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
- 16. Conserving and enhancing the historic environment

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
- 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,		No
Impact on Non-Designated Heritage Assets	LP4		No
Impact on Amenity and Living Conditions	LP8	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	
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			No
Local character and design quality	28		No
Amenity and living conditions	46	Yes	
Non-designated heritage assets	30		No

Supplementary Planning Documents

Design Quality

House Extension and External Alterations
Village Plan - 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

Other strategies or publications material to the proposal are:

Article 4 Direction
Basement development – Planning Advice Note
Basement Assessment User Guide
Strategic Flood Risk Assessment 2021

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 Biodiversity

i Design and impact on heritage assets

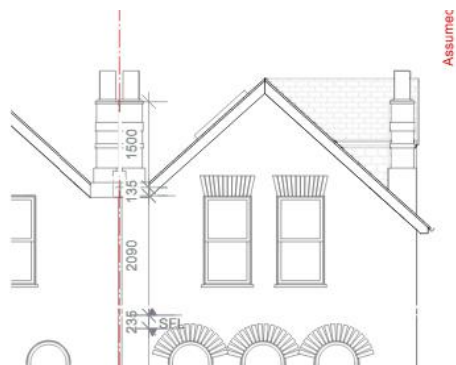
Policy LP1 of the Local Plan 2018 seeks to maintain and, where possible, enhance the high architectural and urban design quality which contributes to the character and heritage of the area. Proposals should demonstrate an understanding of the site and its context when considering the design including 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 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.

Paragraph 208 of the NPPF states ‘Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal’.

The proposal above wishes to seek permission for a side dormer on the roof of the dwellinghouse, as illustrated below:



Following consultation from Urban Design, the following comments were received, specifically regarding the design and scale of the proposal:

“The proposals would achieve what appears to be only a very cramped mezzanine room. Externally, however, the proposed side dormer would appear oversized. It does not reflect guidance in the House Extensions and External Alterations SPD in terms of respecting existing scale by not being stepped down from the ridge.” and thus “would fail to preserve the character or appearance of the conservation area”

It is clear from drawings submitted that the proposed side dormer would be highly visible from the street view and large in scale, most significantly in comparison to the ridge of the roof, thus failing to preserve the character of the Conservation Area. In addition, there are no other dwellinghouses on the street with a side dormer of a similar scale of extent, once again failing to preserve the character of the street and Conservation Area.

In view of the above, the proposal **fails to comply** with the aims and objectives of policies LP1, LP3 and LP4 of the Local Plan and policies 28, 29 and 30 of the Publication Local Plan as supported by the CA81 Royal Road Conservation Area Statement/Study, on top of being contrary to Planning Act 1990.

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.

Given the siting and intended bedroom use of the proposed side dormer it would be considered to result in minimal impact to the neighbouring amenity.

Considering the above, the proposal would comply with the policies outlined.

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)."

The proposed dormer would have no impact on trees within the area, therefore complying with the policies above.

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.

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. 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.

For the reasons set out above, it is considered that the adverse impacts of allowing this planning application would significantly outweigh the benefits, when assessed against the policies in NPPF (2021) and Development Plan, when taken as a whole.

The character of the Conservation Area would be impacted and harmed by the proposal, as a result of its visibility and scale, and thus is refused.

Refuse planning permission

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: 13/11/2024

I agree the recommendation:

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

Dated: ...26/11/2024.....

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: