



# PLANNING REPORT

Printed for officer by  
Ellie Cooke on 6 November 2024

**Application reference: 24/2492/HOT**  
FULWELL AND HAMPTON HILL WARD

Date application received	Date made valid	Target report date	8 Week date
04.10.2024	04.10.2024	29.11.2024	29.11.2024

**Site:**

15 Kent Drive, Teddington, TW11 0PD,

**Proposal:**

Demolition of existing garage and conservatory. Erection of a two storey side extension with rear single storey element.

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

**APPLICANT NAME**

Dawn and Edward Goodwin  
15 Kent Drive  
Teddington  
Richmond Upon Thames  
TW11 0PD

**AGENT NAME**

Mr Simon Merrony  
34 Thames Street  
Sunbury on Thames  
TW16 6AF  
United Kingdom

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

**Consultations:**

**Internal/External:**

**Consultee**

LBRuT Trees Preservation Officer (North)

**Expiry Date**

24.10.2024

**Neighbours:**

- 2 Alexandra Court, Kent Drive, Teddington, TW11 0PF, - 10.10.2024
- 1 Alexandra Court, Kent Drive, Teddington, TW11 0PF, - 10.10.2024
- Flat 28, Millwood House, 42 Hampton Road, Teddington, TW11 0EN, - 10.10.2024
- Flat 27, Millwood House, 42 Hampton Road, Teddington, TW11 0EN, - 10.10.2024
- Flat 26, Millwood House, 42 Hampton Road, Teddington, TW11 0EN, - 10.10.2024
- Flat 25, Millwood House, 42 Hampton Road, Teddington, TW11 0EN, - 10.10.2024
- Flat 24, Millwood House, 42 Hampton Road, Teddington, TW11 0EN, - 10.10.2024
- Flat 23, Millwood House, 42 Hampton Road, Teddington, TW11 0EN, - 10.10.2024
- Flat 22, Millwood House, 42 Hampton Road, Teddington, TW11 0EN, - 10.10.2024
- Flat 21, Millwood House, 42 Hampton Road, Teddington, TW11 0EN, - 10.10.2024
- Flat 20, Millwood House, 42 Hampton Road, Teddington, TW11 0EN, - 10.10.2024
- Flat 19, Millwood House, 42 Hampton Road, Teddington, TW11 0EN, - 10.10.2024
- Flat 18, Millwood House, 42 Hampton Road, Teddington, TW11 0EN, - 10.10.2024
- Flat 17, Millwood House, 42 Hampton Road, Teddington, TW11 0EN, - 10.10.2024
- Flat 16, Millwood House, 42 Hampton Road, Teddington, TW11 0EN, - 10.10.2024
- Flat 15, Millwood House, 42 Hampton Road, Teddington, TW11 0EN, - 10.10.2024
- Flat 14, Millwood House, 42 Hampton Road, Teddington, TW11 0EN, - 10.10.2024
- Flat 13, Millwood House, 42 Hampton Road, Teddington, TW11 0EN, - 10.10.2024
- Flat 12, Millwood House, 42 Hampton Road, Teddington, TW11 0EN, - 10.10.2024
- Flat 11, Millwood House, 42 Hampton Road, Teddington, TW11 0EN, - 10.10.2024
- Flat 10, Millwood House, 42 Hampton Road, Teddington, TW11 0EN, - 10.10.2024
- Flat 9, Millwood House, 42 Hampton Road, Teddington, TW11 0EN, - 10.10.2024

Flat 8, Millwood House, 42 Hampton Road, Teddington, TW11 0EN, - 10.10.2024  
Flat 7, Millwood House, 42 Hampton Road, Teddington, TW11 0EN, - 10.10.2024  
Flat 6, Millwood House, 42 Hampton Road, Teddington, TW11 0EN, - 10.10.2024  
Flat 5, Millwood House, 42 Hampton Road, Teddington, TW11 0EN, - 10.10.2024  
Flat 4, Millwood House, 42 Hampton Road, Teddington, TW11 0EN, - 10.10.2024  
Flat 3, Millwood House, 42 Hampton Road, Teddington, TW11 0EN, - 10.10.2024  
Flat 2, Millwood House, 42 Hampton Road, Teddington, TW11 0EN, - 10.10.2024  
Flat 1, Millwood House, 42 Hampton Road, Teddington, TW11 0EN, - 10.10.2024  
Flat 7, Beeching House, 40 Hampton Road, Teddington, TW11 0JX, - 10.10.2024  
Flat 6, Beeching House, 40 Hampton Road, Teddington, TW11 0JX, - 10.10.2024  
Flat 5, Beeching House, 40 Hampton Road, Teddington, TW11 0JX, - 10.10.2024  
Flat 4, Beeching House, 40 Hampton Road, Teddington, TW11 0JX, - 10.10.2024  
Flat 3, Beeching House, 40 Hampton Road, Teddington, TW11 0JX, - 10.10.2024  
Flat 2, Beeching House, 40 Hampton Road, Teddington, TW11 0JX, - 10.10.2024  
Flat 1, Beeching House, 40 Hampton Road, Teddington, TW11 0JX, - 10.10.2024  
7 Regina Court, Gloucester Road, Teddington, TW11 0NX, - 10.10.2024  
5 Regina Court, Gloucester Road, Teddington, TW11 0NX, - 10.10.2024  
3 Regina Court, Gloucester Road, Teddington, TW11 0NX, - 10.10.2024  
8 Regina Court, Gloucester Road, Teddington, TW11 0NX, - 10.10.2024  
6 Regina Court, Gloucester Road, Teddington, TW11 0NX, - 10.10.2024  
4 Regina Court, Gloucester Road, Teddington, TW11 0NX, - 10.10.2024  
2 Regina Court, Gloucester Road, Teddington, TW11 0NX, - 10.10.2024  
1 Regina Court, Gloucester Road, Teddington, TW11 0NX, - 10.10.2024  
13 Kent Drive, Teddington, TW11 0PD, - 10.10.2024

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

Development Management

Status: GTD Application: 80/0103

Date: 07/05/1980 Erection of single storey rear extension and garage at side of house.

Development Management

Status: GTD Application: 24/1702/HOT

Date: 09/09/2024 Erection of a single storey extension and porch to the front of the property, two storey side extension and single storey rear extension to replace existing two storey and single storey side and rear extensions. New roof light to front roof slope.

Development Management

Status: PCO Application: 24/2492/HOT

Date: Demolition of existing garage and conservatory. Erection of a two storey side extension with rear single storey element.

Building Control

Deposit Date: 16.01.2013 Installed Morso: 04

Reference: 13/HET00873/HETAS

<b>Address</b>	<b>15 Kent Drive Teddington TW11 0PD</b>
<b>Proposal</b>	<b>Demolition of existing garage and conservatory. Erection of a two storey side extension with rear single storey element.</b>
<b>Contact Officer</b>	<b>ECO</b>
<b>Target Determination Date</b>	<b>29.11.2024</b>

## 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 provides for a two-storey detached dwellinghouse at the end of Kent Drive, Teddington.

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

- 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 / ) 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 (Hampton Road - Area 16 Hampton Wick & Teddington Village Planning Guidance Page 57 CHARAREA11/16/01)
- Ward (Fulwell and Hampton Hill Ward)

## 3. DESCRIPTION OF THE PROPOSAL AND ANY RELEVANT PLANNING HISTORY

The application seeks to construct a single storey rear extension and a two-storey side extension. It would demolish the existing garage and conservatory.

Relevant planning history for the subject site includes:

- 24/1702/HOT - Erection of a single storey extension and porch to the front of the property, two storey side extension and single storey rear extension to replace existing two storey and single storey side and rear extensions. New roof light to front roof slope. **Granted.**
- 80/0103 - Erection of single storey rear extension and garage at side of house. **Granted.**

## 4. CONSULTATIONS CARRIED OUT

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

One letter of support was received from the rear neighbour and is summarised below:

- Improved visual amenity
- Design in keeping with the period of building
- Suitable scale

Internal consultation

**LBRUT Arboricultural Officer** – no objection. TPO T0279 provides statutory tree protection to a tree opposite this site. There are no publicly owned street trees on or around this site. Tree Survey, Modified Arboricultural Impact and Tree Protection Method statement Date: 2nd October 2024 which contains details of 5 Cat B, 23 Cat C and 2 Cat U trees at the site.

They note the contents of the report regarding construction constraints: 'The excavations for the foundations within the circular RPA of T18 must be carried out by hand to determine if any roots are present. If any roots of 25mm or larger are discovered during foundation construction, then these must be retained. The location and depth of any large roots will influence how these roots can be retained.' This appears acceptable given the small encroachment into the RPA of T18. The tree protection measures, and methodology is acceptable.

**5. REVISIONS**

The proposal was modified to reduce the height of the single storey rear extension and remove the parapet on the neighbours side.

The height of the single storey rear extension was reduced from 3.7 metres to the 3.2 metres, maintaining the maximum height of the existing conservatory.

No re-consultation was required as it lessened the amenity impact to adjoining neighbours.

**6. 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
- D12 Fire Safety
- SI12 Flood Risk Management
- SI13 Sustainable Drainage
- G7 Trees and woodlands

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	Ne
Impact on Amenity and Living Conditions	LP8	Yes	Ne
Impact on Trees	LP16	Yes	Ne
Impact on Flood Risk and Sustainable Drainage	LP21	Yes	Ne

These policies can be found at [https://www.richmond.gov.uk/media/15935/adopted\\_local\\_plan\\_interim.pdf](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  
Hampton Wick and Teddington Village Planning Guidance

These policies can be found at: [https://www.richmond.gov.uk/services/planning/planning\\_policy/local\\_plan/supplementary\\_planning\\_documents\\_and\\_guidance](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 – restricting basement development

**6. EXPLANATION OF OFFICER RECOMMENDATION**

The key issues for consideration are:

- i Design and impact on local character
- ii Impact on neighbour amenity
- iii Trees
- iv Flood Risk
- v Fire Safety

## **i Design and impact on local character**

*Policy LP1 of the Local Plan seeks to maintain and, where possible, enhance the high architectural and urban design quality which contributes to the character and heritage of the area.*

*The SPD on House Extensions and External Alterations notes that generally an extension of 4m in depth for a detached dwellinghouse 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. The SPD also specifies:*

- *The external appearance of any extension must be carefully designed in order to avoid the visual confusion that can result when the style and materials of the original house are ignored.*
- *The overall shape, size and position of rear and side extensions should not dominate the existing house or its neighbours. They should harmonise with the original appearance, which should be taken as the starting point for any future changes.*
- *The extension is made to appear as an obvious addition which is subordinate to the main structure.*

The scheme proposes the following works:

- Two storey side extension
- Ground floor rear extension

### Two storey side extension

The two-storey side extension is proposed on the southern elevation of the subject site and would be built predominantly on the boundary. The ground floor extension would replace the existing garage and would be set back 1 metre from the front building line. The first-floor extension would be slightly set off the boundary and setback 2 metres from the front building line.

Materials to match the existing arrangement are proposed. The same roof pitch would be achieved, noting the roofline of the side extension would be set lower than the existing ridgeline.

The SPD notes that side extensions should be set back from the front elevation by 1 metre. As noted, both the ground and first floor would be setback at a minimum of 1 metre, aligning with the SPD. The setback of 2 metres on the first floor would further enhance articulation within the building line, ensuring that the extension remains subservient to the host dwelling.

Whilst the SPD specifies that two storey side extensions should be set-in 1 metre from side boundaries, the subject site is in a unique location, with its southern interface abutting the refuse and recycling store for the apartments at the Millwood House apartment building. The site also slightly abuts car parking spaces associated with the apartment building. It is noted that the site's boundary is setback 5.6 metres from the apartment building. Given this context, it is considered that the proposed side extension built slightly off the boundary is acceptable, noting that there are no opportunities to create a terracing effect.

The proposed side extension would be visible from the Millwood Apartment building, however it is considered that its overall scale and massing is acceptable as the extension would not appear as dominant or overbearing, predominantly due to its height, setbacks and materials to match existing.

### Single storey rear extension

The ground floor extension would project approximately 2.73 metres at a width of 2.9 metres and a height of 3.2 metres. It is noted that the extension matches the maximum height of the existing conservatory. Given the existing conservatory roof is angled, there would be a small portion of the extension that would be visible from the south, that wasn't previously visible.

The SPD guidance for detached properties notes that single floor rear extensions should not exceed a depth of 4 metres. Additionally, the rear extension is replacing the existing conservatory, and therefore is not considered out of character.

In view of the above, the proposal complies with the aims and objectives of policies LP1 of the Local Plan and the House and External Alterations SPD.

## **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.*

The neighbouring properties include No.13 Kent Drive to the north of the property, Millwood House and Beeching House to the south, and Regina Court to the rear boundary.

### No. 13 Kent Drive & Regina Court

Given the setback distance from the proposal to Regina Court to the rear, no impact is anticipated. No impact is anticipated for the property at No. 13 Kent Drive, given the proposed extension is located on the southern side of the site.

### Millwood House and Beeching House

Regarding the two-storey side extension, whilst it would be visible from the apartment building, its proposed height and materials to match existing ensures that the addition is subservient to the host dwelling, therefore limiting visual amenity impacts. No side facing windows are proposed at first floor level therefore no overlooking or loss of privacy will result from the scheme.

No additional overshadowing is anticipated given the existing host dwelling is significantly taller than the proposed extension and it is located to the north of Millwood and Beeching House.

Regarding the first-floor rear extension, the projection depth falls under the 4-metre requirement for detached houses and is therefore compliant with the SPD. The proposed height of the ground floor extension would retain the existing height of the conservatory, therefore, although it is more visible from the southern neighbours due to its flat roof, it is considered reasonable given its short depth. The proposed material would match existing.

It is noted that there are no sensitive uses directly abutting the shared boundary, with the adjacent building occupying the refuse and recycling store associated with the Millwood apartment building. Additionally, the depth of the extension falls well-under the requirement for detached houses and therefore the minor increased visibility is acceptable in this instance.

Given the scale of the works proposed, a standard informative will be added to ensure appropriate hours of construction to mitigate noise and disruption.

As such, having regard to its siting, design, scale and materiality, it is not considered that the proposed extension would have a material impact on the amenities of the neighbouring properties. Overall, the scheme proposed complies with LP 8 of the Local Plan.

## **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)."

An Arboricultural Impact Assessment has been submitted in support of the application. This has been reviewed by the Council's Arboricultural Officer who specifies that TPO T0279 provides statutory tree protection to a tree opposite this site and there are no publicly owned street trees on or around this site.

The officer notes the submitted information 'Tree Survey, Modified Arboricultural Impact and Tree Protection Method statement Date: 2nd October 2024' contains details of 5 Cat B, 23 Cat C and 2 Cat U trees at the site.

It is noted that the contents of the report regarding construction constraints appears acceptable given the small encroachment into the RPA of T18.

The tree protection measures and methodology are acceptable and therefore a condition will be included to ensure that the recommendations of the Arboricultural Report are followed, and appropriate tree protection measures are implemented.

Subject to this condition, the scheme is considered consistent with policy LP16.

#### **Issue iv – Flood Risk**

Policy LP 21 of the Local Plan states '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 completed householder flood risk questionnaire has been provided with the application. This concludes that no change of use is proposed, and the extension floor levels will be no lower than those existing.

The scheme is considered to be consistent with LP21 of the Local Plan.

#### **Issue v – Fire Safety**

London Plan policy D12 requires the submission of a Fire Safety Statement on all planning applications.

A Fire Safety Statement (Reasonable Exception Statement) was received by the Council 4<sup>th</sup> October 2024 and assess the criteria of policy D12. 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 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.

**Grant planning permission with conditions**

**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  
 in Uniform) (\*If yes, complete Development Condition Monitoring

This application has representations online  YES  NO  
 (which are not on the file)

This application has representations on file  YES  NO

Case Officer (Initials): ECO Dated: 22/11/2024

**I agree the recommendation: TFA**

~~Team Leader/Head of Development Management/Principal Planner/Senior Planner~~

Dated: .....27/11/2024.....

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: .....

