

Application reference: 24/2440/HOT TEDDINGTON WARD

Date application received	Date made valid	Target report date	8 Week date
27.09.2024	04.10.2024	29.11.2024	29.11.2024

Site:

51 Blackmores Grove, Teddington, TW11 9AE,

Proposal:

RETROSPECTIVE APPROVAL FOR GLAZED WALKWAY ON SIDE ELEVATION

APPLICANT NAME

DANNY AGARWAL
51 Blackmores Grove
Teddington
Richmond Upon Thames
TW11 9AE

AGENT NAME

Mr RAYMOND GREEN
99 Potters Lane
Send
Woking
GU23 7AW
United Kingdom

Neighbours:

10 Bolton Gardens, Teddington, TW11 9AY, - 07.10.2024
8 Bolton Gardens, Teddington, TW11 9AY, - 07.10.2024
6 Bolton Gardens, Teddington, TW11 9AY, - 07.10.2024
49 Blackmores Grove, Teddington, TW11 9AE, - 07.10.2024
53 Blackmores Grove, Teddington, TW11 9AE, - 07.10.2024

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

Development Management

Status: REF Application:00/1721
Date:19/07/2000 Rear Balcony With Wrought Iron Balustrade And Double Doors.

Development Management

Status: REF Application:23/2048/PS192
Date:20/09/2023 PROPOSED REPLACEMENT FLAT ROOF WITH PARAPET WALL TO EXISTING REAR EXTENSION AND INSERTION OF BIFOLDS

Development Management

Status: GTD Application:23/2587/PS192
Date:15/11/2023 PROPOSED REPLACEMENT FLAT ROOF WITH PARAPET WALL TO EXISTING REAR EXTENSION, INSERTION OF BIFOLDS AND NEW WINDOW.

Development Management

Status: PCO Application:24/2440/HOT
Date: RETROSPECTIVE APPROVAL FOR GLAZED WALKWAY ON SIDE ELEVATION

Building Control

Deposit Date: 22.12.2000 Loft conversion
Reference: 00/2319/BN

Building Control

Deposit Date: 22.06.2023 Install a gas-fired boiler
Reference: 23/FEN02215/GASAFE

Building Control

Deposit Date: 12.09.2023 Part removal of wall to kitchen, fitting of rear ground floor external doors and replacement of rear ground floor pitched roof with flat roof and ancillary works

Reference: 23/1378/IN

Enforcement

Application Number	24/2440/HOT
Address	51 Blackmores Grove Teddington TW11 9AE
Proposal	RETROSPECTIVE APPROVAL FOR GLAZED WALKWAY ON SIDE ELEVATION
Contact Officer	GNI
Target Determination Date	29.11.24

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 subject site provides for a mid-terrace dwelling on the eastern side of Blackmores Grove, Teddington. The site is not a Building of Townscape Merit and is not located within a Conservation Area.

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: 179)
Article 4 Direction Basements (Article 4 Direction - Basements / Ref: ART4/BASEMENTS / Effective from: 18/04/2018)
Community Infrastructure Levy Band (Low)
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 (Udney Park Road and Surrounds - Area 6 Hampton Wick & Teddington Village Planning Guidance Page 29 CHARAREA11/06/01)
Ward (Teddington Ward)

3. DESCRIPTION OF THE PROPOSAL AND ANY RELEVANT PLANNING HISTORY

The proposed development seeks consent for retrospective approval for a glazed infill addition.

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

Development Management

Status: GTD

Date: 15/11/2023

Application: 23/2587/PS192

PROPOSED REPLACEMENT FLAT ROOF WITH PARAPET WALL TO EXISTING REAR EXTENSION, INSERTION OF BIFOLDS AND NEW WINDOW.

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 Plan Policy	Compliance	
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 proposed development seeks consent for retrospective approval for a glazed infill addition which is a conservatory style. The proposed infill addition will have a total depth of 5.7m, width of 1.55m, maximum height of 3m, sloping down to a height of 2.5m.

The proposed addition is of an appropriate design and scale to the existing dwelling. It will sit below the eaves of the original dwelling, is subservient and glazing being the predominant material allows for it to read as a distinctly modern addition to the dwelling. Infill development is common within this row of dwellings and there are several other examples of similar and larger scale infill structures.

The proposed development is appropriately designed, compatible with the host dwelling and surrounding streetscape and is in keeping with the general character of other extensions within the group of dwellings on Blackmores Grove. In view of the above, the proposal complies with the aims and objectives of policy LP1 of the Richmond Local Plan (2018), LP28 of the Richmond Publication Local Plan (Regulation 19 version) 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 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 proposed addition is an infill extension which seeks a depth of 5.7m. The eave height is approximately 2.4m. While the infill extension exceeds the recommended 2.2m eave height, this is considered acceptable as the adjacent dwelling at number 49 Blackmores Grove has a rear extension which extends a similar depth and is of a similar height. No side windows are proposed, however the roof is proposed to be glazed. The proposed glazed roof is considered acceptable as it is to a walkway and would not result in unacceptable privacy impacts to the neighbouring property at no. 49. It is noted the dwelling at no. 49 also benefits from an infill extension with glazed rooflights in a similar position. Accordingly, the proposed development will not result in adverse amenity impacts to this property, including overbearing, privacy, sunlight or daylight impacts.

Due to the location of the infill extension, no other amenity impacts are likely to occur to other properties. Appropriate separation distances are maintained.

Given the above, the application is considered consistent with the aims and objectives of policy LP8 Richmond Local Plan (2018), LP46 and of the Richmond Publication Local Plan (Regulation 19 version) and the SPD relating to House Extensions and External Alterations

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

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.

Appropriate documentation has been submitted which identify that the proposed finished floor levels will not be set lower than the existing. The proposal is considered acceptable with regard to LP21 of the adopted Local Plan and LP8 of the Publication Local Plan.

vi Fire Safety Strategy

A Fire Safety Statement and Fire Safety Diagram was submitted with the application. A condition is included to ensure this is adhered to on an ongoing basis. The materials proposed will need to be Building Regulations compliant. The applicant is advised that alterations to existing buildings should comply with the Building Regulations. A separate application should be made for Building Regulation requirements. 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.

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 / ~~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: ...13.11.24.....

I agree the recommendation:

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

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