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Planning Department
Civic Centre
44 York Street
Twickenham
TW1 3BZ

Planning Department,

RE: Application for a Prior Approval for a Single Storey Rear Extension at no 13 Winchendon Road, Teddington, TW11 0SU

Our client is proposing to extend and refurbish their home and applying for a single storey rear extension (**6m depth, 4m ridge height and 3m eaves height**). The eaves of the extension are set in from the boundary by 500mm and the boundary wall is 2.5m high. This limits the impact on neighbouring properties and facilitates safe maintenance access.

The property is not in a Conservation Area, not Listed and in Flood Zone 1 (low probability of flooding).

Both neighbours have extended their ground floors by 3m. Consequently, this proposed extension will only extend 3m forward from the neighbouring building lines. Consequently, we would like to draw attention to a similar application **24/2064/PDE** – 58 Shalstone Road, Mortlake, SW14 7HR. Please refer to the officers report **Item 5** (extract below):

Under A.4 (7) ("Where any owner or occupier of any adjoining premises objects to the proposed development, the prior approval of the local planning authority is required as to the impact of the proposed development on the amenity of any adjoining premises."), the assessment against council policy with regard to neighbouring amenity is as follows.

When assessing neighbour amenity, the council's SPD on House Extensions and External Alterations set out that the effect of a single storey extension is usually acceptable if the projection is no further than 3m for a terraced property. Where a greater depth is proposed, the eaves should be reduced to 2.2m. However, the final test of acceptability will depend on the particular circumstances on site which may justify greater rear projection. For example, distances from the boundary and neighbouring properties.

56 Shalstone Road is extended. The proposed extension will comply with the above SPD guidance and so the scheme is not considered to be visually intrusive, overbearing or cause loss of light to this neighbour.

60 Shalstone Road is the adjoined neighbour. This property benefits from a single storey rear extension. The planning history for this extension indicates that it is approx. 3.1m in depth. The proposed development will thus be compliant with SPD advice that a projection of up to 3m past the neighbouring windows will be acceptable. The depth of the projection is such that the extension will not be visually intrusive, overbearing or cause a material loss of light to this neighbour. The northerly orientation of the extension is such that sunlight would not be impacted.

There is significant separation distance to properties to the rear such that their amenity will not be harmed.

Please refer to our drawings, site photos and the survey to visually explain the site and neighbouring properties:

1. Survey-13 WINCHENDON ROAD
2. 24-002 PL-001-OS Plan
3. 24-002 PL-002-Existing & Proposed Site Plans
4. 24-002 PL-003-Existing & Proposed First & Roof Plans
5. 24-002 PL-004-Existing & Proposed Street & Garden Elevations
6. 24-002 PL-005-Part-Proposed Garden Elevation
7. 24-002 PL-006-Existing & Proposed Side Elevations
8. 241203-Photos and Images of no 13 Winchendon Road

Please don't hesitate to contact us if you need more information.

Yours sincerely,



Marguerite Murdoch

For

Marguerite Murdoch Architects

