



**PLANNING REPORT**

Printed for officer by  
Ellie Cooke on 4 December 2024

**Application reference: 24/2903/PDE  
TEDDINGTON WARD**

Date application received	Date made valid	Target report date	8 Week date
19.11.2024	19.11.2024	31.12.2024	31.12.2024

**Site:**  
43 Teddington Park Road, Teddington, TW11 8NB,

**Proposal:**  
Single-storey rear extension (6.00m depth, 2.70m eaves height, 3.92m overall height).

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

**APPLICANT NAME**  
Victoria Redman  
43 Teddington Park Road  
Teddington  
TW11 8NB

**AGENT NAME**  
Qarib Nazir  
397 Reigate Road  
EPSOM DOWNS  
KT17 3LU

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

**Consultations:**  
*Internal/External:*  
**Consultee**

**Expiry Date**

**Neighbours:**

45 Teddington Park Road, Teddington, TW11 8NB, - 21.11.2024  
41 Teddington Park Road, Teddington, TW11 8NB, - 21.11.2024

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

<u>Development Management</u>	
Status: GTD	Application:99/1955
Date:23/09/1999	Construction Of Pitched Roof Dormer To Front Elevation.
<u>Development Management</u>	
Status: GTD	Application:74/1400
Date:19/02/1975	Erection of garage.
<u>Development Management</u>	
Status: PCO	Application:24/2903/PDE
Date:	Single storey rear extension (6.00m depth, 2.70m eaves height, 3.92m overall height).

Building Control  
Deposit Date: 02.03.2000      Loft conversion  
Reference: 00/0441/BN

Building Control

Deposit Date: 10.03.2003

FENSA Notification of Replacement Glazing comprising 3 Windows and 2 Doors. Installed by Novaglass Ltd. FENSA Member No 10700. Installation ID 537831. Invoice No 440311

Reference: 03/6587/FENSA

Building Control

Deposit Date: 10.03.2003

FENSA Notification of Replacement Glazing comprising 3 Windows and 2 Doors. Installed by Novaglass Ltd. FENSA Member No 10700. Installation ID 537831. Invoice No 440311

Reference: 03/6646/FENSA

Building Control

Deposit Date: 10.03.2003

FENSA Notification of Replacement Glazing comprising 3 Windows and 2 Doors. Installed by Novaglass Ltd. FENSA Member No 10700. Installation ID 537831. Invoice No 440311

Reference: 03/6694/FENSA

Building Control

Deposit Date: 10.03.2003

FENSA Notification of Replacement Glazing comprising 3 Windows and 2 Doors. Installed by Novaglass Ltd. FENSA Member No 10700. Installation ID 537831. Invoice No 440311

Reference: 03/6746/FENSA

Building Control

Deposit Date: 10.03.2003

FENSA Notification of Replacement Glazing comprising 3 Windows and 2 Doors. Installed by Novaglass Ltd. FENSA Member No 10700. Installation ID 537831. Invoice No 440311

Reference: 03/6789/FENSA

Building Control

Deposit Date: 10.03.2003

FENSA Notification of Replacement Glazing comprising 3 Windows and 2 Doors. Installed by Novaglass Ltd. FENSA Member No 10700. Installation ID 537831. Invoice No 440311

Reference: 03/6840/FENSA

Building Control

Deposit Date: 10.03.2003

FENSA Notification of Replacement Glazing comprising 3 Windows and 2 Doors. Installed by Novaglass Ltd. FENSA Member No 10700. Installation ID 537831. Invoice No 440311

Reference: 03/6844/FENSA

Building Control

Deposit Date: 10.03.2003

FENSA Notification of Replacement Glazing comprising 3 Windows and 2 Doors. Installed by Novaglass Ltd. FENSA Member No 10700. Installation ID 537831. Invoice No 440311

Reference: 03/6980/FENSA

Building Control

Deposit Date: 10.03.2003

FENSA Notification of Replacement Glazing comprising 3 Windows and 2 Doors. Installed by Novaglass Ltd. FENSA Member No 10700. Installation ID 537831. Invoice No 440311

Reference: 03/7172/FENSA

Building Control

Deposit Date: 10.03.2003

FENSA Notification of Replacement Glazing comprising 3 Windows and 2 Doors. Installed by Novaglass Ltd. FENSA Member No 10700. Installation ID 537831. Invoice No 440311

Reference: 03/7180/FENSA

Building Control

Deposit Date: 10.03.2003

FENSA Notification of Replacement Glazing comprising 3 Windows and 2 Doors. Installed by Novaglass Ltd. FENSA Member No 10700. Installation ID 537831. Invoice No 440311

Reference: 03/7272/FENSA

Building Control

Deposit Date: 10.03.2003

FENSA Notification of Replacement Glazing comprising 3 Windows and 2 Doors. Installed by Novaglass Ltd. FENSA Member No 10700. Installation ID 537831. Invoice No 440311

Reference: 03/7302/FENSA

Building Control

Deposit Date: 10.03.2003 FENSA Notification of Replacement Glazing comprising 3 Windows and 2 Doors. Installed by Novaglass Ltd. FENSA Member No 10700. Installation ID 537831. Invoice No 440311

Reference: 03/7669/FENSA

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Building Control

Deposit Date: 10.03.2003 FENSA Notification of Replacement Glazing comprising 3 Windows and 2 Doors. Installed by Novaglass Ltd. FENSA Member No 10700. Installation ID 537831. Invoice No 440311

Reference: 03/7768/FENSA

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Building Control

Deposit Date: 10.03.2003 FENSA Notification of Replacement Glazing comprising 3 Windows and 2 Doors. Installed by Novaglass Ltd. FENSA Member No 10700. Installation ID 537831. Invoice No 440311

Reference: 03/7886/FENSA

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Building Control

Deposit Date: 10.03.2003 FENSA Notification of Replacement Glazing comprising 3 Windows and 2 Doors. Installed by Novaglass Ltd. FENSA Member No 10700. Installation ID 537831. Invoice No 440311

Reference: 03/7989/FENSA

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Building Control

Deposit Date: 16.09.2006 FENSA Notification of Replacement Glazing comprising 5 Windows and 0 Doors. Installed by Novaglass Ltd. FENSA Member No 10700. Installation ID 4051230. Invoice No 170707W

Reference: 06/6824/FENSA

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Building Control

Deposit Date: 03.01.1996 Improvements to kitchen and outhouse

Reference: 96/0003/BN

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Building Control

Deposit Date: 23.07.2008 New consumer unit Dwelling house Kitchen Main/ supplementary equipotential bonding Ring/ radial power circuit Special location (room containing bath or shower swimming pool sauna)

Reference: 08/NIC01788/NICEIC

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Building Control

Deposit Date: 11.11.2009 Installed a Gas Boiler

Reference: 11/FEN02344/GASAFE

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Building Control

Deposit Date: 12.11.2021 capital Fireplaces Ltd: bassington eco with Descriptor Install a solid fuel dry fuel room heater stove or cooker

Reference: 21/HET00184/HETAS

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Building Control

Deposit Date: 06.06.2022 Install a replacement consumer unit

Reference: 22/NIC01380/NICEIC

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Building Control

Deposit Date: 05.07.2022 Install replacement windows in a dwelling

Reference: 22/FEN01170/FENSA

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Building Control

Deposit Date: 09.07.2022 Install replacement windows in a dwelling

Reference: 22/FEN01171/FENSA

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Building Control

Deposit Date: 12.07.2022 Install replacement door in a dwelling

Reference: 22/FEN01172/FENSA

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Building Control

Deposit Date: 12.11.2021 Poujolat (UK) Ltd: Starflex 2010 with Descriptor Install a flue liner

Reference: 24/HET00276/HETAS

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Building Control

Deposit Date: 31.10.2024 Ground floor rear extension. Remove rear chimney breast, together with related structural works. Internal alterations.

Reference: 24/1399/IN

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<b>Application Number</b>	<b>24/2903/PDE</b>
<b>Address</b>	<b>43 Teddington Park Road Teddington</b>
<b>Proposal</b>	<b>Single-storey rear extension (6.00m depth, 2.70m eaves height, 3.92m overall height).</b>
<b>Contact Officer</b>	<b>ECO</b>
<b>Target Determination Date</b>	<b>31.12.2024</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.

By indicating that the development proposal complies with the relevant provisions of the Town and Country Planning (General Permitted Development) Order 2015 (as amended) the planning officer is taking into account the information submitted with the application and any previous relevant applications.

No information has been discovered revealing removal of permitted development rights, it is therefore understood that the property's permitted development rights are intact and there are no restrictive conditions or outstanding Enforcement notices covering the property

## 2. DESCRIPTION OF THE SITE

The application site is a two-storey terraced dwelling located on the northern side of Teddington Park Road.

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

- Area Poorly Provided With Public Open Space (Area poorly provided with Public Open Space) 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 / ) 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 (Cambridge Road and surrounds - Area 2 Hampton Wick & Teddington Village Planning Guidance Page 21 CHARAREA11/02/01)
- Ward (Teddington Ward)

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

The proposal involves a ground floor extension to the rear of the existing dwelling. The extension is to be 6m in length, 3.92m in height and 2.7m in height at the eaves, and with a width matching the original dwelling. The roof is to be pitched and include four skylights. Four full-length doors are proposed on the rear of the extension.

The comprehensive list of planning history can be found above. There is no relevant planning history associated with the site.

## 4. ASSESSMENT AGAINST THE GPDO CRITERIA

This application is for determination as to whether prior approval of a larger home extension is required. The determination is made in relation to the provisions of Class A of the Town and Country

## Planning (General Permitted Development) Order.

## A.1 Development is not permitted by Class A if:

		Complies	
A	Permission to use the dwellinghouse as a dwellinghouse has been granted only by virtue of Class M, N, P, PA or Q of Part 3 of this Schedule (changes of use);	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
B	As a result of the works, the total area of ground covered by buildings within the curtilage of the dwellinghouse (other than the original dwellinghouse) would exceed 50% of the total area of the curtilage (excluding the ground area of the original dwellinghouse);	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
C	The height of the part of the dwellinghouse enlarged, improved or altered would exceed the height of the highest part of the roof of the existing dwellinghouse	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
D	The height of the eaves of the part of the dwellinghouse enlarged, improved or altered would exceed the height of the eaves of the existing dwellinghouse	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
E	The enlarged part of the dwellinghouse would extend beyond a wall which- Forms the principal elevation of the original dwellinghouse; or Fronts a highway and forms a side elevation of the original dwellinghouse;	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
F	Subject to paragraph (g), The enlarged part of the dwellinghouse would have a single storey and- Extend beyond the rear wall of the original dwellinghouse by more than 4 metres in the case of a detached dwellinghouse, or 3 metres in the case of any other dwellinghouse, Exceed 4 metres in height	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
G	For a dwellinghouse not on article 2(3) land nor on a site of special scientific interest, the enlarged part of the dwellinghouse would have a single storey and - Extend beyond the rear wall of the original dwellinghouse by more than 8 metres in the case of a detached dwellinghouse, or 6 metres in the case of any other dwellinghouse, or Exceed 4 metres in height	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
H	The enlarged part of the dwellinghouse would have more than a single storey and- (i) Extend beyond the rear wall of the original dwellinghouse by more than 3 meters, or (ii) Be within 7 meters of any boundary of the curtilage of the dwellinghouse being enlarged which is opposite the rear wall of that dwellinghouse	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
I	The enlarged part of the dwellinghouse would be within 2 meters of the boundary of the curtilage of the dwellinghouse, and the height of the eaves of the enlarged part would exceed 3 meters	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
J	The enlarged part of the dwellinghouse <b>would</b> extend beyond a wall forming a side elevation of the original dwellinghouse, and would- Exceed 4 meters in height, Have more than a single storey, or Have a width greater than half the width of the original dwellinghouse;	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
JA	Any total enlargement (being the enlarged part together with any existing enlargement of the original dwellinghouse to which it will be joined) exceeds or would exceed the limits set out in sub-paragraphs (e) to (j);	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
K	It would consist of or include--- (i) The construction or provision of a verandah, balcony or raised platform, (ii) The installation, alteration or replacement of a microwave antenna, (iii) The installation, alteration or replacement of a chimney, flue or soil and	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>

	vent pipe, or (iv) An alteration to any part of the roof of the dwellinghouse.		
L	The dwellinghouse is built under Part 20 of this Schedule (construction of new dwellinghouses).	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>

A.2 In the case of a dwellinghouse on article 2(3) land, development is not permitted by Class A if-

Complies				
A	It would consist of or include the cladding of any part of the exterior of the dwellinghouse with stone, artificial stone, pebble dash, render, timber, plastic or tiles	Yes <input type="checkbox"/>	No <input type="checkbox"/>	N/A <input checked="" type="checkbox"/>
B	The enlarged part of the dwellinghouse would extend beyond a wall forming a side elevation of the original dwellinghouse; or	Yes <input type="checkbox"/>	No <input type="checkbox"/>	N/A <input checked="" type="checkbox"/>
C	The enlarged part of the dwellinghouse would have more than a single storey and extend beyond the rear wall of the original dwellinghouse	Yes <input type="checkbox"/>	No <input type="checkbox"/>	N/A <input checked="" type="checkbox"/>
D	any total enlargement (being the enlarged part together with any existing enlargement of the original dwellinghouse to which it will be joined) exceeds or would exceed the limits set out in sub-paragraphs (b) and (c)	Yes <input type="checkbox"/>	No <input type="checkbox"/>	N/A <input checked="" type="checkbox"/>

A.3 Development is permitted by Class A subject to the following conditions-

Complies				
A	The materials used in any exterior work (other than materials used in the construction of a conservatory) must be of a similar appearance to those used in the construction of the exterior of the existing dwellinghouse	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	N/A <input type="checkbox"/>
B	Any upper-floor window located in a wall or roof slope forming a side elevation of the dwellinghouse must be obscure-glazed, and non-opening unless the parts of the window which can be opened are more than 1.7 metres above the floor of the room in which the window is installed; and	Yes <input type="checkbox"/>	No <input type="checkbox"/>	N/A <input checked="" type="checkbox"/>
C	Where the enlarged part of the dwellinghouse has more than a single storey, or forms an upper storey on an existing enlargements of the original dwellinghouse, the roof pitch of the enlarged part must, so far as practicable, be the same as the roof pitch of the original dwellinghouse	Yes <input type="checkbox"/>	No <input type="checkbox"/>	N/A <input checked="" type="checkbox"/>

**5. CONSULTATIONS CARRIED OUT**

Adjoining neighbours have been consulted on the application, and no objections have been received.

**6. RECOMMENDATION**

The prior approval of the Council is not required.

**The prior approval of the Council is granted for the development**

**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): ECO Dated: 13/12/2024

**I agree the recommendation: CTA**

Team Leader/Head of Development Management/Principal Planner

Dated: .....16/12/2024.....

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: .....