

DRAFT REPORT/DELEGATED DECISION SHEET

1/2

Ref: 03/2818/HOT

PLANNING PERMISSION/LISTED BUILDING CONSENT
CONSERVATION AREA CONSENT

Contact: Mr S Graham-Smi

Extn.: 4575

Ward:

App Rec'd: 09/09/2003

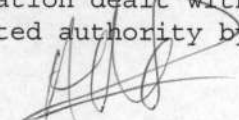
APPLICANT: MR & MRS PARKER

AGENT: ENGLISHAUS ARCHITECTS

Site: 74 KINGSTON ROAD

TEDDINGTON

Proposal: ERECTION OF SINGLE STOREY SIDE AND REAR EXTENSION

* EH may direct		Full Planning		✓
Decision by R.U.T.	✓	Outline		
Listed Building Consent		Other		
C.A. Consent		Council		Committee
RECOMMENDATION:	<u>APPROVE/</u> <u>CONSENT</u>	REFUSE	OTHER	ENFORCEMENT/ COURT ACTION
Prepared by <u>SGS</u>	Submitted for decision by			
Date: <u>13/10/03</u>	PLANNING AND TRNSPT COMMITTEE	PLANNING SUB-CITTEE	<u>DELEGATED POWERS</u>	
TEAM LEADER Agreed	Date:	Date:	Date:	
PPO Agreed	Application dealt with under delegated authority by			
Date:	 on: <u>15/10/03</u>			

Visit neighbouring property YES / NO DATE:

CONTINUED ...

THE FOLLOWING PROPERTIES WERE CONSULTED ON 16th September, 2003

The Occupier, 72 Kingston Road, Teddington, TW11 9HY,
The Occupier, 76 Kingston Road, Teddington, TW11 9HY,

THE FOLLOWING PROPERTIES WERE CONSULTED AT APPEAL STAGE

STANDARD CONSULTATIONS WHERE APPLICABLE CAN BE SEEN AT THE END OF THIS REPORT

DEVELOPMENT PLAN POLICIES

UDP _____ EN 19.23.24 _____
_____ BLT 11.15.16 _____ Specify

Supplementary Planning Guidance _____
Conservation Area Study/Proposal _____
Conservation Area Description: _____
Conservation Area Number: [] _____
Listed Building Grade: [] _____
Conflict with Development Plan: _____
Building of Townscape Merit: _____ Tick
Tree Preservation Order No.: _____
Advertised: [] _____
Site Notice: [] _____
CAAG: [] _____

Metropolitan Open Land: _____
Area of Mixed Use: _____
Key Shopping Frontage: _____ Tick
Secondary Shopping Frontage: _____ &
Archaeological Priority Zone: _____ Specify
Other

PRESENT USE (If vacant previous use if commercial give name)

_____ SFD _____

OFFICER'S REPORT (to include the following information)

Site and Proposal.	(v) Local Amenity groups
History	Amendments
Public & other representations	Reconsultation
(i) Stat./Official bodies	Professional comments
(ii) C.A.A.C	Background Papers
(iii) Councillors	
(iv) Adj. residents	

An initial application was made for two separate ground floor rear extensions (02/1301/FUL). One projected 2.8m beyond the rear elevation of adjoining house, No. 72 - the other projected 2.2m beyond the rear of 76. In both cases these were within the guideline limits and permission was granted.

A second application (03/0906/HOT) proposed the extension close to No. 72 projecting 6m beyond its rear elevation within 1m of the boundary. This was refused - unneighbourly, overbearing, contrary to guidelines.

This new application shows the extension close to No. 72 projecting 2.7m beyond its rear elevation which is acceptable. More space is gained with a single storey side extension added. This does not affect 72 which has no side windows on the ground floor. The other extension is as approved previously.

No objections received.