



Appeal Decision

Site visit made on 4 October 2022

by Sian Griffiths BSc(Hons) DipTP MScRealEst MRTPI MRICS

an Inspector appointed by the Secretary of State

Decision date: 27 October 2022

Appeal Ref: APP/L5810/D/22/3303716

102 Shacklegate Lane, Teddington, TW11 8SH

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant planning permission.
 - The appeal is made by Mr Jed West against the decision of the Council of the London Borough of Richmond Upon Thames.
 - The application Ref 22/0592/HOT, dated 28 January 2022, was refused by notice dated 28 June 2022.
 - The development proposed is single storey rear extension and rear outrigger roof extension. Rooflights to front elevation.
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Decision

1. The appeal is allowed and planning permission is granted for single storey rear extension and rear outrigger roof extension and rooflights to front elevation at 102 Shacklegate Lane, Teddington, TW11 8SH in accordance with the terms of the application, Ref 22/0592/HOT, dated 28 January 2022 and the plans submitted with it, subject to conditions set out in the Appendix.

Application for costs

2. An application for costs was made by Mr Jed West against the Council of the London Borough of Richmond Upon Thames. This application is the subject of a separate Decision.

Preliminary Matters

3. During the determination of the application, the description of development was changed. I have used the description of development shown on the decision notice as this includes the relevant parts of the proposal which would require planning permission.

Reasons

4. The main issue is the effect of the appeal proposals on the character and appearance of the area.
5. Shacklegate Lane is a residential street characterised by attractive terraced Victorian dwellings with varied external appearances which cumulatively provide a pleasant character and richness to the street scene.
6. The appeal property, No102 has been subject to some extensions to the rear, including a contemporary glazed garden room and box dormer within the main

- part of the roof. Neighbouring properties have also been subject to a number of rear extensions, loft conversions and additions, including dormer extensions.
7. The principal elevation of the appeal property shares uniformity with the rest of the terrace, but because of the multiple extensions and alterations along the terrace, this is not the case for the rear elevations. At the site visit, I also noticed that there were a number of dwellings within the terrace with rooflights on the principal elevation.
 8. There is a substantial dormer extension, as well as a glazed lean-to and single storey extension to the outrigger serving the adjacent neighbour No 104 Shacklegate Lane, which, at the site visit, was clearly visible from the rear garden of No102.
 9. Policy LP1 (Local Character and Design Quality) of the London Borough of Richmond Upon Thames Local Plan (2018) (LP) requires that development proposals take opportunities to improve the quality and character of buildings, spaces, and the local area.
 10. The House Extensions and External Alterations Supplementary Planning Document (2015) (SPD) provides guidance for extensions and alterations for householders. It sets out how new development should integrate into its surroundings in order to positively contribute to character and appearance. It specifically provides guidance for the extension and alteration of terraced dwellings where it is noted that the maintenance of 'visual continuity' is considered important.
 11. The appeal proposals would result in the enclosure of a small area of courtyard between the dining room and kitchen on the ground floor, which would be similar in scale to a glazed lean to at No140. Beyond this would be the addition of the second-floor box dormer extension above the existing two storey outrigger. As I have already identified, there are rooflights to the principal elevations of a number of properties within the terrace.
 12. I do not consider the appeal proposals would undermine the continuity of the character of the area, nor do I feel that the proposals would be incongruous when viewed next to neighbouring properties with similar extensions/fenestration.
 13. In light of the extensions already made to neighbouring properties and the relatively small scale of the proposed additions, it is my view that the appeal proposals would not harm the character and appearance of the area. I therefore do not find offence to policy LP1 nor the relevant parts of the SPD.

Conditions

14. I have applied conditions 1 and 2 as suggested by the council, in the interests of precision and to define the plans with which the scheme should accord.
15. Condition 3 has been applied in order to protect the character and appearance of the area. Condition 4 has been applied in order to protect the living conditions of neighbouring occupiers and the area more generally.
16. Condition 5 has been applied in order to ensure necessary fire safety measures are in place, in accordance with the Mayor's London Plan Policy D12.

Conclusions

17. For the reasons given, and having regard to all other matters raised, the appeal is allowed, subject to the conditions set out above.

Sian Griffiths

INSPECTOR

Appendix: Planning Conditions

- 1) The development hereby permitted shall begin not later than 3 years from the date of this decision.
- 2) The development hereby permitted shall be carried out in accordance with the following approved plans: 01 Rev A, 03 Rev A; received 20 April 2022 02 Rev A; received 05 May 2022.
- 3) No new external finishes (including fenestration), including works of making good, shall be carried out other than in materials to match the existing.
- 4) The roof of the building shall not be used for any purpose other than as a means of escape in emergency or for maintenance of the building.
- 5) The development must be carried out in accordance with the provisions of the Fire Safety Strategy, received on 23 February 2022; unless otherwise approved in writing by the Local Planning Authority.