

**Application reference: 06/2169/PS192**  
ST MARGARETS, NORTH TWICKENHAM WARD

Date application received	Date made valid	Target report date	8 Week date
30.06.2006	30.06.2006		25.08.2006

**Site:**

15 Talma Gardens, Twickenham, Middlesex, TW2 7RB

**Proposal:**

Demolition Of The Existing Garage *Followed By The* ~~And~~ Erection Of A Hip To Gable Loft Conversion With Rear Dormer.

**Present use:**

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

**APPLICANT NAME**

Mr And Mrs O'Donnell  
15 Talma Gardens  
Twickenham  
Middlesex  
TW2 7RB

**AGENT NAME**

Englishhaus Limited  
30 Lawrence Road  
Hampton  
Richmond Upon Thames  
TW12 2RJ

**Consultations:**

**Internal/External:**

**Consultee**

**Expiry Date**

**Neighbours:**

-

**History:**

Ref No	Description	Status	Date
06/2169/PS192	• Demolition Of The Existing Garage And Erection Of A Hip To Gable Loft Conversion With Rear Dormer.	PCO	

**Constraints:**

15 Talma Gardens  
Twickenham  
TW2 7RB  
06/2169/PS192

**Present Use:**

Single-Family Dwelling.

**Site, History and Proposal:**

- Semi-Detached Property
- Not in a Conservation Area.
- Not a Listed Building.
- No Article Four Direction.
- No Conditions.
- **651/47**; Erection of 20 semi-detached houses – Approved (No conditions attached restricting P.D rights).
- **3897/47**: Permitted Development.
- On site the property was also seen to have a single storey garage to the rear of the property, this is due to be demolished prior to the construction of the hip to gable loft conversion with rear dormer – annotated on submitted drawings.

**Proposal:** Demolition Of The Existing Garage And <sup>Then</sup> Erection Of A Hip To Gable Loft Conversion With Rear Dormer.

**Professional Comments:**

The proposal permitted development by virtue of the General Permitted Development Order 1995, Schedule 2, Class B for the following reasons:

B.1 (a) The part of the building enlarged, improved or altered does not exceed in height the highest part of the roof of the original dwelling house.

(b) The proposed extension will not be nearer to any highway, which bounds the curtilage of the dwelling house than part of the original dwelling house nearest the highway.

(c) In the case of a terraced house the volume of the proposed roof enlargement is not greater than 50 cubic metres and does not, when aggregated with any other extensions or relevant outbuildings, result in the house exceeding its original volume by more than 70 cubic metres or 15% of the original volume, whichever is the greater.

**Recommendation:**

Approval

06/2169/PS192

**15 Talma Gardens, Whitton**

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PD allowance = 70

**Proposed: Hip To Gable Loft Conversion With Rear Dormer.**

**Hip To Gable**

3.0\*3.9\*8.9/6

17.36

**Dormer Extension.**

1.618\*2.5\*4.062/2

8.22

Total Volume of Extension:

**25.57** m<sup>3</sup>

**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

Case Officer (Initials): SAC

Dated: 02/08/06

**I agree the recommendation:**

Team Leader/Development Control Manager

Dated: 03/08/06

This application has been subject to representations that are contrary to the officer recommendation. The Development Control Manager has considered those representations and concluded that the application can be determined without reference to the Planning Committee in conjunction with existing delegated authority.

Development Control Manager: .....

Dated: .....

<b>REASONS:</b>
<b>CONDITIONS:</b>
<b>INFORMATIVES:</b>
<b>UDP POLICIES:</b>
<b>OTHER POLICIES:</b>

The following table will populate as a quick check by running the template once items have been entered into Uniform

<b>CONDITIONS:</b>
<b>INFORMATIVES:</b>

**ADDITIONAL NOTES CONTINUED FROM ABOVE:**

**Notes of Telephone calls/discussions/meetings**

**DATE**

**ACTION**

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