

**Application reference: 06/2116/PS192**  
**HEATHFIELD WARD**

Date application received	Date made valid	Target report date	8 Week date
27.06.2006	27.06.2006	22.08.2006	22.08.2006

**Site:**

15 Waverley Avenue, Twickenham, Middlesex, TW2 6DQ

**Proposal:**

Demolition Of Existing Garage, Followed By The Erection Of A Single Storey Rear Extension And First Floor Side Dormer Extension.

**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 Adam Shawyer  
15 Waverley Avenue  
Twickenham  
Middlesex  
TW2 6DQ

**AGENT NAME**

Tim Houlihan  
62 Chiswick Lane  
Chiswick  
W4 2LA

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**Consultations:**

**Internal/External:**

**Consultee**

**Expiry Date**

**Neighbours:**

-

**History:**

Ref No	Description	Status	Date
06/2116/PS192	<ul style="list-style-type: none"><li>Demolition Of Existing Garage, Followed By The Erection Of A Single Storey Rear Extension And First Floor Side Dormer Extension.</li></ul>	PCO	

**Constraints:**

**15 Waverley Avenue  
Twickenham  
TW2 6DQ  
06/2116/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.
  - **7264/47**; Garage – Permitted Development.
- 
- On site the property was seen to have a garage and shed to the rear, as the garage is to be removed prior to building works (annotated on drawings) and the shed is over 5 metres from the property they will not be taken into account.

**Proposal:** Demolition Of Existing Garage And Erection Of Single Storey Rear Extension And First Floor Side Dormer Window Extension.

**Professional Comments:**

The proposal permitted development by virtue of the General Permitted Development Order 1995, Schedule 2, Class A and 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 semi-detached house the volume of the proposed roof enlargement is not greater than 50 cubic metres and does not, when aggregated with the single storey rear extension or 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.

(d) Less than 4 metres high.

(e) No outbuildings within 5 metres of the main house as extended.

**Recommendation:**

Approval

## Calculations

Flat roof extension

$$3.1 \times 2.77 \times 3.32 = 28.5$$

Side Dormer

$$2.643 \times 3.529 \times 2.937 = 2 = 41.2$$

28.5

41.2

Total Vol: 69.7

**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): GET

Dated: 16/8/2006

**I agree the recommendation:**

Team Leader/~~Development Control Manager~~

Dated: 16/08/06



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

**SUMMARY OF CONDITIONS AND INFORMATIVES**

**CONDITIONS:**

**INFORMATIVES:**

**ADDITIONAL NOTES CONTINUED FROM ABOVE:**

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

**DATE**

**ACTION**