

Application reference: 20/3124/PS192

WHITTON WARD

Date application received	Date made valid	Target report date	8 Week date
04.11.2020	11.11.2020	06.01.2021	06.01.2021

Site:

3 Ashdale Close, Twickenham, TW2 7BE,

Proposal:

Alterations to existing roof extension.

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

APPLICANT NAME

Mr Briam
29 parkfield rd
feltham
tw13 7lq
middx

AGENT NAME

Mr Nibras Briam
29
Parkfield Road
Feltham
TW13 7LQ
middx

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

Consultations:

Internal/External:

Consultee

Expiry Date

Neighbours:

-

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

Development Management

Status: REF Application:17/0058/PS192
Date:05/04/2017 Amendments to the existing dormer roof extension on rear roof slope.

Development Management

Status: REF Application:18/1538/PS192
Date:19/07/2018 Loft conversion into a habitable room.

Development Management

Status: WDN Application:18/1540/ES191
Date:07/09/2018 Use of existing garage as a studio flat ancillary to main dwellinghouse.

Development Management

Status: WON Application:18/3074/FUL
Date:30/10/2019 Garage conversion to a studio flat.

Development Management

Status: REF Application:18/3075/PS192
Date:07/12/2018 Proposal to alter the extension loft conversion, the rear wall will be thickened with external insulation.

Development Management

Status: REF Application:18/4178/ES191

Date:31/01/2019 Amendment to existing roof extension comprising installation fo wall tiles to match existing and installation of new eaves.

Development Management

Status: WON Application:19/0352/PS192
Date:06/02/2020 Regularisation of the existing loft conversion.

Development Management

Status: WON Application:19/1537/PS192
Date:08/06/2020

Development Management

Status: REF Application:20/0879/PS192
Date:08/06/2020 Set back the dormer to rear roofslope.

Development Management

Status: REF Application:20/1799/PS192
Date:20/08/2020 Rear roof extension. Rooflights to front elevation.

Development Management

Status: REF Application:20/2449/PS192
Date:28/10/2020 Alteration to existing loft.

Development Management

Status: PDE Application:20/3106/PS192
Date: Loft conversion.

Development Management

Status: PCO Application:20/3124/PS192
Date: Alterations to existing roof extension.

Appeal

Validation Date: 20.11.2019 Appeal against
Reference: 19/0157/AP/ENF

Appeal

Validation Date: 20.10.2020 Set back the dormer to rear roofslope.
Reference: 20/0219/AP/REF **Appeal In Progress**

Appeal

Validation Date: 20.10.2020 Rear roof extension. Rooflights to front elevation.
Reference: 20/0220/AP/REF **Appeal In Progress**

Building Control

Deposit Date: 03.08.2015 Loft conversion
Reference: 15/1847/IN

Building Control

Deposit Date: 06.11.2015 Install a gas-fired boiler
Reference: 15/FEN03404/GASAFE

Enforcement

Opened Date: 05.08.2016 Enforcement Enquiry
Reference: 16/0477/EN/UBW

Enforcement

Opened Date: 22.11.2017 Enforcement Enquiry
Reference: 17/0636/EN/UBW

Project Officer Report

Proposal

Rear dormer roof extensions.

Site Description

The application site is occupied by a two storey semi-detached dwelling, which does not possess any heritage or flooding designations. An Article 4 Direction removes Permitted Development Rights for the Basement.

Relevant Planning History

17/0058/PS192 - Amendments to the existing dormer roof extension on rear roof slope - Refused 05/04/2017;

18/1538/PS192 - Loft conversion into a habitable room - Refused 19/07/2018;

18/3075/PS192 - Proposal to alter the extension loft conversion, the rear wall will be thickened with external insulation - Refused 07/12/2018;

18/4178/ES191 - Amendment to existing roof extension comprising installation of wall tiles to match existing and installation of new eaves - Refused 31/01/2019;

20/0879/PS192 - Set back the dormer to rear roofslope - Refused 08/06/2020;

20/1799/PS192 - Rear roof extension. Rooflights to front elevation - Refused 20/08/2020; and

20/2449/PS192 - Alteration to existing loft - Refused 28/10/2020.

Reason for refusal:

The eaves would not be reinstated and therefore the application is refused due to loss of eaves B.2(b)(i)(aa).

Planning Policies

The application will be assessed against Schedule 2, Part 1 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended), which relates to "Development within the curtilage of a dwellinghouse". These rights have not been removed or restricted by any previous planning conditions.

Assessment

The proposed roof extensions fall under Class B – an addition or alteration to the roof.

Requirements under Class B	Compliance
B.1 Development is not permitted by Class B if -	
(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 2 of this Schedule (change of use)	Compliant.
(b) any part of the dwellinghouse would, as a result of the works, exceed the height of the highest part of the existing roof	Compliant.

(c) any part of the dwellinghouse would, as a result of the works, extend beyond the plane of any existing roof slope which forms the principal elevation of the dwellinghouse and fronts a highway	Compliant.
(d) The cubic content of the resulting roof space would exceed the cubic content of the original roof space by more than - (i) 40 cubic metres in the case of a terrace house (ii) 50 cubic metres in any other case	Compliant. See the end of this report.
(e) It would consist of or include - (i) The construction or provision of a verandah, balcony or raised platform, or (ii) The installation, alteration or replacement of a chimney, flue or soil and vent pipe	Compliant.
(f) The dwellinghouse is on article 2(3) land	Not Applicable.
B.2 Development is permitted by Class B subject to the following conditions:	
(a) The materials used in any exterior work shall be of a similar appearance to those used in the construction of the exterior of the existing dwellinghouse	Compliant.
(b) The enlargement shall be constructed so that – (i) Other than in the case of a hip-to-gable enlargement or an enlargement which joins the original roof to the roof of a rear or side extension – (aa) the eaves of the original roof are maintained or reinstated; and (bb) the edge of the enlargement closest to the eaves of the original roof shall, so far as practicable, be not less than 0.2 metres from the eaves, measure along the roof slope from the outside edge of the eaves; and (ii) Other than in the case of an enlargement which joins the original roof to the roof of a rear or side extension, no part of the enlargement extends beyond the outside face of any external wall of the original dwellinghouse	Not Compliant – Loss of eaves.
(c) Any window inserted on a wall or roof slope forming a side elevation of the dwellinghouse shall be – (i) Obscure-glazed, and (ii) Non-opening unless the parts of the windows which can be opened are more than 1.7 metres above the floor of the room in which the window is installed	Not Applicable.

Summary:

The eaves would not be reinstated and therefore the application is refused due to loss of eaves B.2(b)(i)(aa).

Recommendation:

Refuse Certificate.

Planning Officer's Volume Calculation

Rear Dormer 1

$$3.85 \text{ m} \times 1.10 \text{ m} \times 1.52 \text{ m} / 2 = 3.22 \text{ m}^3$$

Rear Dormer 2

$$1.83 \text{ m} \times 1.78 \text{ m} \times 1.28 \text{ m} / 2 = 2.1 \text{ m}^3$$

Total: $3.22 \text{ m}^3 + 2.1 \text{ m}^3 = 5.32 \text{ m}^3 < 50 \text{ m}^3$

Recommendation:

The determination of this application falls within the scope of Officer delegated powers - **YES**

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): GAP Dated: 07/12/2020

I agree the recommendation: SGS

Senior Planner

Dated:31/12/2020.....

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:

REASONS:
CONDITIONS:
INFORMATIVES:
UDP POLICIES:
OTHER POLICIES:

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
