

Application reference: 21/0489/PS192

HAMPTON WARD

Date application received	Date made valid	Target report date	8 Week date
15.02.2021	15.02.2021	12.04.2021	12.04.2021

Site:

49 Priory Road, Hampton, TW12 2PA,

Proposal:

Enlargement of existing rear roof dormer, removal of rooflight from the street elevation and two existing windows in the side elevation at ground floor level, enlargement of rear ground floor doors.

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

APPLICANT NAME

Moran
49, Priory Road
Hampton
TW12 2PA

AGENT NAME

Mr Ian Ritson
11 Barlow Road
Hampton
United Kingdom

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: GTD

Date: 10/08/2004

Application: 04/2130/HOT

Erection of single storey rear extension

Development Management

Status: PCO

Date:

Application: 21/0489/PS192

Enlargement of existing rear roof dormer, removal of rooflight from the street elevation and two existing windows in the side elevation at ground floor level, enlargement of rear ground floor doors.

Building Control

Deposit Date: 05.07.1995

Reference: 95/0823/BN

Relocation of ground floor w.c. and new connection to foul sewer

Building Control

Deposit Date: 26.09.1995

Reference: 95/1185/FP

Re-forming of the fire protection lobby to the first floor accommodation.

Building Control

Deposit Date: 10.10.1995

Reference: 95/1194/1/FP

Single storey enclosure with glazed roof to existing courtyard.

Building Control

Deposit Date: 03.03.2004

Reference: 04/0443/BN

Loft extension

Building Control

Deposit Date: 14.09.2004

Reference: 04/1885/BN

Ground floor rear extension

Project Officer Report

Proposal

Rear dormers and associated No. 1 roof light; No. 1 new roof light to the front roof slope and removal of the existing No. 2 roof lights to such front roof slope; alterations to the approved rear extension (Application Reference: 04/2130/HOT).

Site Description

The property is a two-storey semi-detached BTM located along Priory Road. The host BTM is not located within a Conservation Area.

Planning History

04/2130/HOT - Erection of single storey rear extension - Granted 10/08/2004.

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 proposal falls under Class A - enlargement, improvement or other alteration of a dwellinghouse.

A.1 Development is not permitted by Class A if-

A.1 Development is not permitted by Class A if-	Officer's Comment:
(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 3 of this Schedule (changes of use);	Complies.
(b) as a result of the works, the total area of ground covered by buildings within the curtilage of the dwellinghouse (other than original) dwellinghouse) would exceed 50% of the total area of the curtilage (excluding the ground area of the original dwellinghouse);	Complies.
(c) the height of the part of the dwellinghouse enlarged, improved or altered would exceed the height of the highest part of the roof of the existing dwellinghouse;	Not Applicable.
(d) the height of the eaves of the part of the dwellinghouse enlarged, improved or altered would exceed the height of the eaves of the existing dwellinghouse;	Not Applicable.
(e) the enlarged part of the dwellinghouse would extend beyond a wall which- (i) forms the principal elevation of the original dwellinghouse; or (ii) fronts a highway and forms a side elevation of the	Not Applicable.

original dwellinghouse	
(f) subject to paragraph (g), the enlarged part of the dwellinghouse would have a single storey and --- (i) extend beyond the rear wall of the original dwellinghouse by more than 4m in the case of a detached dwellinghouse, or 3m in the case of any other dwellinghouse, or (ii) exceed 4m in height;	Not Applicable.
(g) For a dwellinghouse not on article 2(3) land nor on a site of special scientific interest, the enlarged part of the dwellinghouse would have a single storey and --- (i) extend beyond the rear wall of the original dwellinghouse by more than 8m in the case of a detached dwellinghouse, or 6m in the case of any other dwellinghouse, or (ii) exceed 4m in height;	Not Applicable.
(h) the enlarged part of the dwellinghouse would have more than a single storey and- (i) extend beyond the rear wall of the original dwellinghouse by more than 3m, or (ii) be within 7m of any boundary of the curtilage of the dwellinghouse being enlarged which is opposite the rear wall of that dwellinghouse;	Not Applicable.
(i) the enlarged part of the dwellinghouse would be within 2m of the boundary of the curtilage of the dwellinghouse, and the height of the eaves of the enlarged part would exceed 3m;	Not Applicable.
(j) the enlarged part of the dwellinghouse would extend beyond a wall forming a side elevation of the original dwellinghouse, and would- (i) exceed 4m in height, (ii) have more than a single storey, or Have a width greater than half the width of the original dwellinghouse; or	Not Applicable.
(ja) any total enlargement (being the enlarged part together with any existing enlargement of the dwellinghouse to which it will be joined) exceeds or would exceed the limits set out in sub-paragraphs (e) to (j);	Not Applicable.
(k) it would consist of or include- (i) the construction or provision of a verandah, balcony or raised platform, (ii) the installation, alteration or replacement of a microwave antenna, (iii) the installation, alteration or replacement of a chimney, flue, soil and vent pipe, or (iv) an alteration to any part of the roof of the dwellinghouse.	Not Applicable.

A.2 In the case of a dwellinghouse on article 2(3) land, development is not permitted by Class A if-

A.2 In the case of a dwellinghouse on article 2(3) land, development is not permitted by Class A if-	Officer's Comment:
(a) It would consist of or include the cladding of any part of the exterior of the dwellinghouse with stone, artificial stone, pebble dash, render, timber, plastic or tiles;	Not Applicable.
(b) The enlarged part of the dwellinghouse would extend beyond a wall forming a side elevation of the original dwellinghouse; or	Not Applicable.
(c) The enlarged part of the dwellinghouse would have more than a single storey and extend beyond the rear wall of the original dwellinghouse;	Not Applicable.
(d) Any total enlargement (being the enlarged part together with any existing enlargement of the original dwellinghouse to which it will be joined) exceeds or would exceed the limits set out in subparagraphs (b) and (c).	Not Applicable.

A.3 Development is permitted by Class A subject to the following conditions-

A.3 Development is permitted by Class A subject to the following conditions-	Officer's Comment:
(a) the materials used in any exterior work (other than materials used in the construction of a conservatory) must be of a similar appearance to those used in the construction of the exterior of the existing dwellinghouse;	Addressed by condition.
(b) any upper-floor window located in a wall or roof slope forming a side elevation of the dwellinghouse must be— (i) obscure-glazed, and (ii) non-opening unless the parts of the window which can be opened are more than 1.7 metres above the floor of the room in which the window is installed.	Not Applicable.
(c) where an enlarged part of the dwellinghouse has more than a single storey, or forms an upper storey to an existing enlargement of the original dwellinghouse, the roof pitch of the enlarged part must, so far as practicable, be the same as the roof pitch of the original dwellinghouse.	Not Applicable.

The proposal falls 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	Addressed by Condition.
(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	Compliant.
(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.

The proposal falls under Class C - other alterations to the roof.

Requirements under Class C	Compliance
C.1 Development is not permitted by Class C 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) The alteration would protrude more than 0.15 metres beyond the	Compliant.

plane of the slope of the original roof when measured from the perpendicular with the external surface of the original roof	
(c) It would result in the highest part of the alteration being higher than the highest part of the original roof; or	Compliant.
(d) It would consist of or include- (i) The installation, alteration or replacement of a chimney, flue or soil and vent pipe, or (ii) The installation, alteration or replacement of solar photovoltaics or solar thermal equipment	Compliant.
C.2 Development is permitted by Class C subject to the condition that any window located on a roof slope forming a side elevation of the dwellinghouse shall be –	
(a) Obscure-glazed; and (b) Non-opening unless the parts of the window 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 proposal is considered to be lawful within the meaning of section.192 of the Act, given such proposal meets the requirements of Classes A, B and C of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).

Recommendation:

It is recommended that application 21/0489/PS192 is supported and a Lawful Development Certificate is issued.

Volume Calculation provided by the agent

<u>Volume Calculation:</u>	
	Proposed bedroom dormer: $4.79\text{m}^2 \times 3.825 = 18.32\text{m}^3$
	Proposed en-suite dormer: $2.50\text{m}^2 \times 1.944 = 4.86\text{m}^3$
	Existing hipped outrigger: $(8.23\text{m}^2 \times 2.991\text{m}) / 2 = 12.3\text{m}^3$
Total: 35.48m ³	

The above volume calculation has been checked by the Planning Officer and this has been found to be correct.

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: 24/03/2021

I agree the recommendation: WT

~~Team Leader/~~Head of Development Management/Principal Planner

Dated:7/4/2021.....

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
