



LONDON BOROUGH OF  
RICHMOND UPON THAMES

ENVIRONMENT DIRECTORATE

PLANNING REPORT

Printed for officer by  
Fariba Ismat on 9 April 2021

**Application reference: 21/0649/PS192**  
WEST TWICKENHAM WARD

Date application received	Date made valid	Target report date	8 Week date
23.02.2021	23.02.2021	20.04.2021	20.04.2021

**Site:**  
66 Fourth Cross Road, Twickenham, TW2 5EP,  
**Proposal:**  
Proposed new roof extension over rear outrigger

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

**APPLICANT NAME**

Mr James Munro  
66, Fourth Cross Road  
Twickenham  
TW2 5EP

**AGENT NAME**

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

**Consultations:**

**Internal/External:**

**Consultee**

**Expiry Date**

**Neighbours:**

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

Development Management

Status: WDN Application:01/1771  
Date:09/08/2001 Proposed Single Storey Rear Extension.

Development Management

Status: PCO Application:21/0649/PS192  
Date: Proposed new roof extension over rear outrigger

Development Management

Status: PCO Application:21/0794/HOT  
Date: Rebuilding of ground floor rear and side extension.

Building Control

Deposit Date: 27.11.2003	Rear extension.
Reference: 03/2321/BN	
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<u>Building Control</u>	
Deposit Date: 06.01.1999	Loft conversion
Reference: 99/0012/FP	
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<u>Building Control</u>	
Deposit Date: 27.01.1999	Loft conversion
Reference: 99/0012/1/FP	
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<u>Building Control</u>	
Deposit Date: 11.12.2014	Circuit alteration or addition in a special location Install one or more new circuits Install a replacement consumer unit
Reference: 14/NIC02107/NICEIC	
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<u>Building Control</u>	
Deposit Date: 17.12.2014	Install a gas-fired boiler Install an unvented hot water storage vessel
Reference: 14/FEN04799/GASAFE	
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<u>Building Control</u>	
Deposit Date: 02.04.2015	Circuit alteration or addition in a special location
Reference: 15/NIC01024/NICEIC	
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<u>Building Control</u>	
Deposit Date: 02.11.2016	Install replacement windows in a dwelling
Reference: 16/FEN01867/FENSA	
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**Application Reference: 21/0649/PS192**

**Site Address: 66 Fourth Cross Road Twickenham TW2 5EP**

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### **Site and Surrounding**

The application site is occupied by two storey mid-terraced dwellinghouse located on the north eastern side of Fourth Cross Road in Twickenham.

The site is not located within a conservation area, is not a Listed Building or a BTM and is subject to an Article 4 Direction that restricts permitted development rights for basement extension.

### **Proposal**

The proposal is for new roof extension over rear outrigger

The scheme seeks confirmation in the form of a lawful development certificate that the construction of the development described above would constitute permitted development.

### **Planning History**

21/0794/HOT - Rebuilding of ground floor rear and side extension. - Pending

### **Consultation**

This is an application for a Certificate of Lawful Development (Proposed), which is a request to the Council to confirm that the development as specified does not require an application for planning permission to be submitted to the Council. In assessing this application, the Council is making a determination of law, and as such it is not considered to be necessary to undertake a public consultation.

### **Professional Comments**

The Town and Country Planning (General Permitted Development) Order 2015 (as amended) applies to all land in England and Wales, other than land which is the subject of a special development order and specifies various classes of development which may be undertaken without the permission of the local planning authority. Such development, referred to as "permitted development", is deemed to have planning permission by the Order, and does not require an application for planning permission to be submitted to the Council.

The applicant has submitted an application for a Certificate of Lawful Development (Proposed). In assessing this application, the Council is making a determination of law as to whether or not the proposed development complies with the Town and Country Planning (General Permitted Development) Order 2015 (as amended). Issues such as the policies contained in the Council's adopted Richmond Local Plan (2018) are not to be taken into consideration as the decision is based on fact and not on policy grounds.

The application site is a dwellinghouse, and the application will be assessed against Schedule 2, Part 1 of the Order, which relates to "Development within the curtilage of a dwellinghouse" and in this case under Class B and C.

**Class B**

The scheme *is* considered to be permitted development under Class B 'The enlargement of a dwelling house consisting of an addition or alteration to its roof' for the following reasons:

B.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) any part of the dwellinghouse would, as a result of the works, exceed the height of the highest part of the existing roof;	Complies
(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;	Complies
(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, or (ii) 50 cubic metres in any other case;	Complies
(e) it would consist of or include— (i) the construction or provision of a veranda, balcony or raised platform, or (ii) the installation, alteration or replacement of a chimney, flue or soil and vent pipe; or	Not Applicable
(f) the dwellinghouse is on article 2(3) land.	Not Applicable

**B.2 Development is permitted by Class B subject to the following conditions—**

B.2 Development is permitted by Class B subject to the following conditions—	Officer's Comment:
(a) the materials used in any exterior work must be of a similar appearance to those used in the construction of the exterior of the existing dwellinghouse;	Complies - as illustrated on drawing number P/106.
(b) the enlargement must be constructed so that—  (i) other than in the case of a hip-to-gable enlargement or an enlargement which joins the	Complies

<p>original roof to the roof of a rear or side extension—</p> <p>(aa) the eaves of the original roof are maintained or reinstated; and</p> <p>(bb) the edge of the enlargement closest to the eaves of the original roof is, so far as practicable, not less than 0.2 metres from the eaves, measured along the roof slope from the outside edge of the eaves; and</p> <p>(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; and</p>	
<p>(c) any window inserted on a wall or roof slope forming a side elevation of the dwellinghouse must be—</p> <p>(i) obscure-glazed, and</p> <p>(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.</p>	N/A

**Class C**

**Class C ‘Any other alteration to the roof of the dwelling house’**

C.1 Development is not permitted by Class C if	Officer’s Comment:
<p>(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);</p>	Complies
<p>(b) the alteration would protrude more than 0.15 metres beyond the plane of the slope of the original roof when measured from the perpendicular with the external surface of the original roof;</p>	Complies
<p>(c) it would result in the highest part of the alteration being higher than the highest part of the original roof; or</p>	Complies
<p>(d) it would consist of or include -</p> <p>(i) the installation, alteration or replacement of a chimney, flue or soil and vent pipe, or</p> <p>(ii) the installation, alteration or replacement of solar photovoltaics or solar thermal equipment.</p>	Not Applicable

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 must be	Officer’s Comment:
<p>(a) obscure-glazed; and</p>	N/A

<p>(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.</p>	<p>N/A</p>
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**Recommendation:** Grant certificate.

**Submitted Drawings:**

EX\_001, EX\_002, EX\_003, EX\_004, EX\_005, EX\_006, EX\_007, P\_100, P\_101, P\_102, P\_103, P\_104, P\_105, P\_106, P\_107, P\_108, P\_109 - Recd. 23/02/2021

**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

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): ...FIS.....

Dated: .....09/04/21.....

**I agree the recommendation: WT**

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

Dated: .....9/4/2021.....

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: .....

<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**

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**CONDITIONS**

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**INFORMATIVES**

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