

Application reference: 21/0511/PS192 HEATHFIELD 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:

114 Montrose Avenue, Twickenham, TW2 6HD,

Proposal:

Hip to gable roof extension, rear dormer and installation of rooflight to front roof slope.

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

APPLICANT NAME

Mr Fakruzzaman Khan
114, Montrose Avenue
Twickenham
TW2 6HD

AGENT NAME

Mr Michael Beck
1 Stirling Close
Frimley
GU16 8SR
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 Application:80/0649
Date:07/07/1980 Erection of a single storey rear extension.

Development Management

Status: REF Application:84/0503
Date:21/05/1984 Conversion of garage into bedroom and formation of an entrance lobby.

Development Management

Status: GTD Application:75/0896
Date:04/11/1975 Demolition of existing garage and erection of new garage with bedroom over and W.C. and Utility room on ground floor at rear.

Development Management

Status: PCO Application:21/0511/PS192
Date: Hip to gable roof extension, rear dormer and installation of rooflight to front roof slope.

Development Management

Status: PDE Application:21/0513/HOT
Date: Renovation works to house, Rear / side Ground floor infill extension, Alterations to glazing and Front Porch

Building Control

Deposit Date: 05.05.2006 Installed a Gas Fire

Reference: 07/95538/CORGI

Building Control

Deposit Date: 17.11.2020 Install a gas-fired boiler

Reference: 21/FEN00003/GASAFE

Building Control

Deposit Date: 17.03.2021 Single storey rear infill extension and internal alterations to form open-plan kitchen/ living room, new study utility and wc on the ground floor, hip to gable loft conversion with rear dormer to form bedroom with ensuite, including chimney breast removal, new controlled services, fittings and all associated work

Reference: 21/0458/IN

Application: 21/0511/PS192

Address: 114 Montrose Avenue Twickenham TW2 6HD

Proposal

Hip to gable roof extension, rear dormer and installation of rooflight to front roof slope.

Site description

The application site comprises a two storey semi-detached dwelling located on the north side of Montrose Avenue, Twickenham. The application property is not located within a Conservation Area and does not comprise a Building of Townscape Merit (BTM). The trees within the site are not covered by TPO status. The site is subject to an Article 4 Direction restricting permitted development on basements.

Relevant history

21/0513/HOT - Renovation works to house, Rear / side Ground floor infill extension, Alterations to glazing and Front Porch – Under consideration

80/0649 - Erection of a single storey rear extension. Granted 07/07/1980

84/0503 - Conversion of garage into bedroom and formation of an entrance lobby. Refused 21/05/1984

75/0896 - Demolition of existing garage and erection of new garage with bedroom over and W.C. and Utility room on ground floor at rear. Granted 04/11/1975

Representations

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.

Assessment

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.

The proposed gable extension and rear dormer falls under Class B – an addition or alteration to the roof.

B.1 Development is not permitted by Class B 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. See calculations at end of 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;	Complies.
(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 must be of a similar appearance to those used in the construction of the exterior of the existing dwellinghouse;	Complies. Application form confirms.
(b) The enlargement must be constructed so that—	Complies.

<p>(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 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— (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.</p>	<p>Complies. No new side facing windows.</p>

The proposed roof light fall under Class C – Other alterations to the roof

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>	<p>Complies.</p>
<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>	<p>Complies.</p>
<p>(c) It would result in the highest part of the alteration being higher than the highest part of the original roof;</p>	<p>Complies.</p>
<p>(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;</p>	<p>Complies.</p>
<p>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 -</p>	
<p>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.</p>	<p>Complies. No windows proposed on side elevation.</p>

Summary:

The proposal meets the requirements of Classes B and C of Schedule 2, Part 1 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) and is therefore lawful.

Recommendation:

Certificate of Lawful Development is granted.

Volume Calculations

Hip to gable: 17.2 M3
 Rear dormer: 18M3
 Total = 35.2M3

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):LUH..... Dated:09/04/2021.....

I agree the recommendation: WT

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

Dated:12/4/2021.....

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
