

## Application reference: 21/0788/PS192

### WEST TWICKENHAM WARD

Date application received	Date made valid	Target report date	8 Week date
03.03.2021	03.03.2021	28.04.2021	28.04.2021

**Site:**

44 Andover Road, Twickenham, TW2 6PD,

**Proposal:**

Rear roof extension over outrigger.

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

**APPLICANT NAME**

Mr Sparrow  
44, Andover Road  
Twickenham  
TW2 6PD

**AGENT NAME**

Mr Oliver Philip Gillespie Sims  
24  
The Green  
Twickenham  
TW2 5AB

**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: GTD

Date: 28/11/2002

Application: 02/2848

Erection Of Single Storey Rear Extension And Rear Dormer Roof Extension

Development Management

Status: PCO

Date:

Application: 21/0788/PS192

Rear roof extension over outrigger.

Building Control

Deposit Date: 10.12.2002

Reference: 02/2356/FP

Single storey rear extension &amp; loft conversion

Building Control

Deposit Date: 14.02.2003

Reference: 02/2356/1/FP

Single storey rear extension &amp; loft conversion

Building Control

Deposit Date: 20.05.2004

Single storey rear extension &amp; loft conversion

Reference: 02/2356/RS2/FP

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Building Control

Deposit Date: 09.09.2015      Install a gas-fired boiler

Reference: 15/FEN03072/GASAFE

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Building Control

Deposit Date: 09.02.2016      Re-configuration of kitchen and living space replacement and improvement of existing structure

Reference: 16/0303/BN

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Building Control

Deposit Date: 01.10.2018      Installed Arada Ltd: Aarrow Ecoburn 5 with competency Install a biomass dry fuel room heater stove or cooker

Reference: 18/HET00193/HETAS

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## Project Officer Report

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### Proposal

Rear dormer roof extension.

### Site Description

The application site is occupied by a two-storey mid-terraced dwelling located on the northern-eastern side of Andover Road.

The property is located in an Area of Archaeological Priority (Site: Crane Valley) and Floodzone 2. Due to the nature of the application, these constraints would not take into account as part of this assessment.

Such property is part of Twickenham Village, West Twickenham Ward.

### Planning History

(Section 192) 02/2848 - Erection Of Single Storey Rear Extension And Rear Dormer Roof Extension - Granted 28/11/2002.

### 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 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 - <b>(i) 40 cubic metres in the case of a terrace house</b> (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	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.

**Summary:**

The proposal is considered to be lawful within the meaning of section.192 of the Act, given such proposal meets the requirements of Class B of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).

**Recommendation:**

It is recommended that application 21/0788/PS192 is supported and a Lawful Development Certificate is issued.

**Volume Calculation provide by the Agent and Amended by the Planning Officer (Amendments = Yellow Boxes)**

<p>Volume 01 [already built]</p> <p>3.33m x 4.49m x 2.17m = 32.4m<sup>3</sup> / 2 = 16.2m<sup>3</sup> - Main dormer roof extension</p> <p>3.20m x 2.54m x 1.16m = 9.42m<sup>3</sup> / 2 = 4.7m<sup>3</sup> - First Floor pitched to flat roof on outrigger</p> <p><b>2.63 m</b>                      <b>4.88 m<sup>3</sup></b></p> <p>Volume 02 - Outrigger [proposed]</p> <p>3.20m x 2.54m x 2.1m = 17.1m<sup>3</sup> - Outrigger extension</p> <p><b>2.63 m</b>                      <b>17.7 m<sup>3</sup></b></p> <p>Total L-Shape Volume</p> <p>38m<sup>3</sup> &lt; 40m<sup>3</sup> = Acceptable</p> <p><b>38.8 m<sup>3</sup></b></p> <p>This is within the permissible volume for permitted development for a terraced house.</p>
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**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: 08/04/2021

**I agree the recommendation: WT**

Team Leader/Head of Development Management/Principal Planner

Dated: .....21/04/2021.....

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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