

Application reference: 21/1733/PS192 NORTH RICHMOND WARD

Date application received	Date made valid	Target report date	8 Week date
13.05.2021	13.05.2021	08.07.2021	08.07.2021

Site:

454 Upper Richmond Road West, East Sheen, London, TW10 5DY

Proposal:

Hip to gable and rear dormer roof extension and two rooflights on front roof slope.

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

APPLICANT NAME

Mr Amir Etemad
454 Upper Richmond Road West
East Sheen
London
TW10 5DY

AGENT NAME

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:21/0225/HOT
Date:02/03/2021 Single storey rear extension with raised patio. Rear dormer roof extension and 1 rooflight on front roof slope.

Development Management

Status: PCO Application:21/0922/HOT
Date: Hip to gable and rear dormer roof extension. 1 rooflight on front roof slope

Development Management

Status: PCO Application:21/1234/HOT
Date: First floor side/rear extension

Development Management

Status: PDE Application:21/1733/PS192
Date: Hip to gable and rear dormer roof extension and two rooflights on front roof slope.

Building Control

Deposit Date: 15.08.2007 Installed a Gas Boiler
Reference: 07/COR00628/CORGI

Building Control

Deposit Date: 17.11.2014 Install a gas-fired boiler
Reference: 14/FEN04406/GASAFE

Building Control

Deposit Date: 11.02.2021 Loft conversion with rear dormer, single storey rear extension and internal alterations at existing two storey dwelling The work excludes any gas work subject to the Gas Safety (Installation and Use) Regulations 1998 and electrical work notifiable under the Building Regulation 12(6A)

Reference: 21/0236/IN

Application Number	21/1733/PS192
Address	454 Upper Richmond Road West, East Sheen, London, TW10 5DY
Proposal	Hip to gable and rear dormer roof extension and two rooflights on front roof slope.
Contact Officer	Kerry McLaughlin

1. Introduction

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.

2. DESCRIPTION OF THE SITE AND ITS SURROUNDINGS

The application property is a two-storey, semi-detached dwelling, located on the northern side of Upper Richmond Road West.

The application site is subject to the following planning constraints:

Area Proposed for Tree Planting	Site: 24/1/97
Article 4 Direction Basements	Article 4 Direction - Basements / Ref: ART4/BASEMENTS / Effective from: 18/04/2018
Critical Drainage Area - Environment Agency	Richmond Town Centre and Mortlake [Richmond] / Ref: Group8_004 /
Take Away Management Zone	Take Away Management Zone
Village	Richmond and Richmond Hill Village
Village Character Area	Between Upper and Lower Richmond Road - Area 7 Richmond & Richmond Hill Village Planning Guidance Page 28 CHARAREA06/07/01
Ward	North Richmond Ward

3. PROPOSAL AND ANY RELEVANT PLANNING HISTORY

Volume Calculation:

Volume of the main dormer:
 $5.98 \times 3.90 \times 3.40 \times (1/2) = 39.60 \text{ m}^3$

Additional volume of the hip to gable end:
 $2.07 \times 6.49 \times 2.84 \times (1/4) = 9.53 \text{ m}^3$

Total additional volume= 49.13 m³

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

The comprehensive list of planning history can be found above however the most relevant planning history is as follows:

Ref	Proposal	Decision
21/1234/HOT	First floor side/rear extension	Pending Consideration
21/0922/HOT	Hip to gable and rear dormer roof extension. 1 rooflight on front roof slope	Pending Consideration
21/0225/HOT	Single storey rear extension with raised patio. Rear dormer roof extension and 1 rooflight on front roof slope.	Granted Permission

4. CONSULTATIONS CARRIED OUT

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.

5. AMENDMENTS

None.

6. EXPLANATION OF RECOMMENDATION

The application site is a dwellinghouse, and the application will be assessed against Schedule 2, Part 1 of the Town and Country (General Permitted Development) Order 2015 (as amended), which relates to "Development within the curtilage of a dwellinghouse".

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 B if—

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 See calculations set out under 'Proposals' above.
(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;	Complies
(g) the dwellinghouse is built under Part 20 of this Schedule (construction of new dwellinghouses); or	Complies
(h) the existing dwellinghouse has been enlarged in reliance on the permission granted by Class AA (enlargement of a dwellinghouse by construction of additional storeys)	Complies

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 stated on drawing number 20009-A-05-02.
(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 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 (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	Complies As shown on drawing number 20009-A-05-02.
(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.	Not Applicable - There are no side facing windows proposed under this application.

Class C

The development *is* considered to be permitted development under Class C 'Any other alteration to the roof of the dwelling house' for the following reasons:

C.1 Development is not permitted by Class C if—

C.1 Development is not permitted by Class C 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) the alteration would protrude more than 0.15 metres beyond the plane of the slope of the original roof when	Complies

measured from the perpendicular with the external surface of the original roof;	As shown on drawing number 20009-A-05-02.
(c) it would result in the highest part of the alteration being higher than the highest part of the original roof;	Complies
(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;	Complies
(a) the dwellinghouse is built under Part 20 of this Schedule (construction of new dwellinghouses)	Complies

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—

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:
(a) obscure-glazed; and	Not Applicable - There are no side facing windows proposed under this application.
(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 - There are no side facing windows proposed under this application.

7. RECOMMENDATION

Grant Certificate

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): KM

Dated: 19.05.2021

I agree the recommendation:

Principal Planner

Dated:WWC.....20/5/21.....

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

U0051392	Composite Informative
U0051393	Section 192 Informative
U0051394	Extant Informative