

**Application reference: 06/4153/PS192**  
SOUTH TWICKENHAM WARD

Date application received	Date made valid	Target report date	8 Week date
18.12.2006	18.12.2006	12.02.2007	12.02.2007

**Site:**

21 Queen Annes Close, Twickenham, Middlesex, TW2 5NN

**Proposal:**

Proposed Loft Conversion With Rear Dormer Extension.

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

**APPLICANT NAME**

Mr Richard Browning  
21 Queen Annes Close  
Twickenham  
Middlesex  
TW2 5NN

**AGENT NAME**

Englishaus LTD  
30 Lawrence Road  
Hampton  
Middlesex  
TW12 2RJ

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**DC Site Notice:** printed on

**Consultations:**

*Internal/External:*

**Consultee**

**Expiry Date**

**Neighbours:**

-

**History:**

Ref No	Description	Status	Date
06/4153/PS192	• Proposed Loft Conversion With Rear Dormer Extension.	PCO	

**Constraints:**

**Certificate of Lawfulness:  
Application Ref:  
21 Queens Road  
Twickenham**

**Proposed Development  
06/4153/PS192**

**Present Use**

Single-family dwelling

**Site, History and Proposal**

The property is a mid-terrace single-family dwelling. The site is not located within a Conservation Area, nor is it a BTM or a Listed Building. There are no other buildings located within 5 metres of the dwelling.

There is no planning history for the site.

The application proposes the construction of a rear facing box dormer window.

**Professional Comments:**

The proposal permitted development by virtue of the General Permitted Development Order 1995, Schedule 2, Class B for the following reasons:

- (a) Any part of the dwelling house would not, as a result of the works, exceed the height of the highest part of the existing roof;
- (b) Any part of the dwelling house would not, as a result of the works, extend beyond the plane of the existing roof slope which fronts any highway;
- (c) It would not exceed the cubic content of the dwelling house by more than 40 cubic metres;
- (d) The cubic content of the resulting building would not exceed the cubic content of the original dwelling house by more than 50 cubic metres or 10% (whichever is the greater); and
- (e) The property is not situated on article 1(5) land.

**Calculations**

$$0.5 \times 4.2 \times 2.375 \times 4.98 \\ = 24.84\text{m}^3$$

**Recommendation:**

Approval

**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

Case Officer (Initials): *JD*

Dated: *12/2/7*

I agree the recommendation:

*Deputy*  
 Team Leader/Development Control Manager

Dated: *[Signature]*

This application has been subject to representations that are contrary to the officer recommendation. The Development Control Manager has considered those representations and concluded that the application can be determined without reference to the Planning Committee in conjunction with existing delegated authority.

Development Control Manager: .....

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**

<b>CONDITIONS:</b>	
<b>INFORMATIVES:</b>	

**ADDITIONAL NOTES CONTINUED FROM ABOVE:**

Notes of Telephone calls/discussions/meetings

DATE	ACTION