



131 Queens Road

Richmond
TW10 6HF

Permitted Development Compliance Report

June 2021

The proposals involve the construction of a dormer roof extension to the rear and north side of the property. The dormers will be clad in clay tile to match the existing roof and flat roof areas will be in single ply membrane.

The construction of this dormer does not meet any of the government criteria listed in the The Town and Country Planning (General Permitted Development) (England) Order 2015, schedule 2, part 1, section B.1 which removes permitted development rights as evidenced below:

B.1.(a) The building is currently a dwelling house.

B.1.(b) The proposed dormer does not exceed the ridge height of the existing roof.

B.1.(c) The proposed dormers are on the rear and north side elevation of the property which does not front a highway. The south elevation is converted into a gable which is set back slightly from the front elevation. At no point does any new area of roof extend beyond the plane of the existing roof slope on the principal elevation fronting Queens Road.

B.1.(d) (i) The building is not a terraced house.

B.1.(d) (ii) The building is a detached house so 50 cubic metres is permitted. The volume of the roof extensions can be divided into four volumes of a total additional volume of 47.9 cubic metres. Refer to drawing 1700.03.03.PlN03.200 for volumes and calculations of the proposed roof extensions.

B.1.(e) (i) There are no proposals for a balcony, veranda or raised platform.

B.1.(e) (ii) A small existing flue is to be removed on the rear elevation which complies with schedule 2, part 1, class G of the The Town and Country Planning (General Permitted Development) (England) Order 2015. There are no proposals for the alteration of the existing chimney or any existing flues or soil vent pipes.

B.1.(f) The building is not on article 2(3) land. The house is not in a conservation area or Area of Outstanding Natural Beauty.

The development complies with all of the conditions in The Town and Country Planning (General Permitted Development) (England) Order 2015 section B.2 required for permitted development to the roof of a dwelling house as evidenced below:

B.2.(a) The materials used to clad the walls of the dormer will be clay tile of a similar appearance to the existing roof of the existing dwelling house.

B.2.(b) (i) (aa) The eaves of the original rear roof pitch will be maintained all around apart from the south elevation which will have a hip to gable enlargement which joins with the existing roof.

B.2.(b) (i) (bb) The side dormer is set back from the existing outside edge of the eaves by approx. 2160mm and the rear dormer is set back from the outside edge by approx. 670mm. The enlargements therefore maintain a distance back well in excess of the 0.2m requirement.

B.2.(b) (ii) The proposed dormer does not extend beyond the face of any external wall of the original dwelling house.

B.2.(c) (i) The dormer over the staircase on the north side elevation has a window which will be obscure-glazed.

B.2.(c) (ii) The dormer over the staircase on the north side elevation has a window which will be non-opening.

In conclusion, the loft extension to number 131 Queens Road complies with government criteria for the permitted development of the roof of a dwelling house.