

## Application reference: 21/1715/PS192 WHITTON 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:**

33 Hazel Close, Twickenham, TW2 7NS,

**Proposal:**

Hip to gable and rear dormer roof extensions, insertion of three rooflights to the front elevation. New window on first floor side elevation

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

**APPLICANT NAME**

Ms Lucy Stepan  
33, Hazel Close  
Twickenham  
TW2 7NS

**AGENT NAME**

Mr Hugo Morales  
7 Arlington Mews  
London  
SE13 6AX

**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: PCO

Application:21/1715/PS192

Date:

Hip to gable and rear dormer roof extensions, insertion of three rooflights to the front elevation. New window on first floor side elevation

Development Management

Status: PCO

Application:21/1716/HOT

Date:

Ground floor rear extension including bi-fold doors and casement window within rear elevation and variations in the side fenestration.

Building Control

Deposit Date: 02.12.2008

Heating (central heating/ room heating/ hot water/ boiler/ controls) Dwelling house

Reference: 08/ELE00392/ELECSA

Building Control

Deposit Date: 02.12.2008

Installed a Gas Boiler

Reference: 08/COR03001/CORGI

Building Control

Deposit Date: 28.02.2013

Installed a Gas Cooker

Reference: 14/FEN02455/GASAFE

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Building Control

Deposit Date: 22.06.2021

Dormer loft conversion and re-roof, ground floor rear extension, associated works with new glazing and replacement windows

Reference: 21/1075/IN

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**21/1715/PS192**  
**33 Hazel Close, Twickenham, TW2 7NS**

**Site and Surroundings**

The application site is occupied by a semi-detached bungalow dwelling located on the western side of Hazel Close, Twickenham. The dwelling consists of a mix of brick and render external walls with clay roof tiles above.

The site does not possess any heritage or flooding designations.

**Proposal**

The proposal involves hip to gable and rear dormer roof extensions, and the insertion of 3 rooflights to the front elevation.

Volume calculation:

*Rear dormer-*

$$6.3(\text{width}) \times 3.371(\text{depth}) \times 2.705 (\text{height}) / 2 = 28.73\text{m}^3$$

*Hip to gable-*

$$4.23 (\text{width}) \times 8.53(\text{length}) \times 3.51(\text{height}) / 6 = 21.11\text{m}^3$$

$$\text{Total volume} = 49.84\text{m}^3$$

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

**Planning History**

The relevant history is as follows:

21/1716/HOT – Ground floor rear extension including bi-fold doors and casement window within rear elevation and variations in the side fenestration – Pending consideration.

**Consultation**

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.

**Amendments**

No amendments requested or received.

**Professional Comments**

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.

The application site is a dwellinghouse, and the application will be assessed against Schedule 2, Part 1 of the Order, 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>B.1 Development is not permitted by Class A if—</b>	<b>Officer’s Comment:</b>
<b>(a)</b> 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>(b)</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
<b>(c)</b> 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
<b>(d)</b> 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  The calculations set out under ‘Proposals’ above indicates that the proposal does comply.
<b>(e)</b> 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; or	Complies
<b>(f)</b> the dwellinghouse is on article 2(3) land.	Complies

B.2 Development is permitted by Class B subject to the following conditions—

<b>B.2 Development is permitted by Class B subject to the following conditions—</b>	<b>Officer’s Comment:</b>
<b>(a)</b> the materials used in any exterior work must be of a	Complies

similar appearance to those used in the construction of the exterior of the existing dwellinghouse;	As annotated on plans.
<p><b>(b)</b> the enlargement must be constructed so that—</p> <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—</p> <p>(aa) the eaves of the original roof are maintained or reinstated; and</p> <p>(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>	Complies.
<p><b>(c)</b> any window inserted on a wall or roof slope forming a side elevation of the dwellinghouse must be—</p> <p>(i) obscure-glazed, and</p> <p>(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</p> <p>As annotated on plans.</p>

### 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:
<b>(a)</b> 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>(b)</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>Complies (&lt; 0.15m)</p> <p>As annotated on plans.</p>
<b>(c)</b> it would result in the highest part of the alteration being higher than the highest part of the original roof; or	Complies
<b>(d)</b> it would consist of or include -	Complies
<p>(i) the installation, alteration or replacement of a chimney, flue or soil and vent pipe, or</p> <p>(ii) the installation, alteration or replacement of solar photovoltaics or solar thermal equipment.</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—

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	NA
(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.	NA

**Recommendation Approve 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): .....TF.....

Dated: .....25/06/2021.....

**I agree the recommendation: WT**

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

Dated: .....1/7/2021.....

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:**

<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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