



PLANNING REPORT

Printed for officer by
Emer Costello on 28 June 2021

Application reference: 21/1784/PS192
WEST TWICKENHAM WARD

Date application received	Date made valid	Target report date	8 Week date
17.05.2021	17.05.2021	12.07.2021	12.07.2021

Site:

17 Rivermeads Avenue, Twickenham, TW2 5JL,

Proposal:

Loft extension consisting of a hip-to-gable conversion with rooflights to the front and a dormer extension to the rear. The proposal does not involve the creation of no new access, street, hard-standings or new enclosures.

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

APPLICANT NAME

Mrs Jessica Fisher
17, Rivermeads Avenue
Twickenham
TW2 5JL

AGENT NAME

Mr Graham Wrigglesworth
20 Royal Road
Teddington
TW11 0SB

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: AEGPD
Date:18/10/2016

Application:16/3739/PDE
Proposed single storey rear extension (4m in depth, 2.5m to the eaves and 3.5m overall height).

Development Management

Status: PCO
Date:

Application:21/1784/PS192
Loft extension consisting of a hip-to-gable conversion with rooflights to the front and a dormer extension to the rear. The proposal does not involve the creation of no new access, street, hard-standings or new enclosures.

Building Control

Deposit Date: 24.11.2015 Install a gas-fired boiler
Reference: 15/FEN03547/GASAFE

Building Control

Deposit Date: 22.06.2016 Partial rewire
Reference: 16/ELE00182/ELECSA

Building Control

Deposit Date: 07.07.2016 Install 5 replacement window(s) in a dwelling None of work
subject to a Green Deal Plan
Reference: 16/143ER00143/CERTAS

Building Control

Deposit Date: 25.11.2016 Removal of existing conservatory, addition of single-storey
rear extension and internal alterations to create shower
room/WC/Utility Space
Reference: 16/2528/FP

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): EC

Dated: 28.06.21

I agree the recommendation: WT

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

Dated:2/7/2021.....

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:
CONDITIONS:
INFORMATIVES:
UDP POLICIES:
OTHER POLICIES:

Application Reference 21/1784/PS192
Site Address 17 Rivermeads Avenue, Twickenham, TW2 5JL

Site and Surrounding

The site is a semi-detached property on the southern side of Rivermeads Avenue. It is located in Twickenham Village. It is in the Rivermead and Surrounds Character Area 1 in the Twickenham Village Planning Guidance. It's subject to an Article 4 Direction (Basements).

Proposal

The proposal is for a loft extension consisting of a hip-to-gable conversion with rooflights to the front of the host property and a dormer extension to the rear. The proposal does not involve the creation of new access, street, hard-standings or new enclosures.

Volume calculation:

Hip to gable roof extension
 $2.5 \text{ (h)} \times 7.7 \text{ (w)} \times 4.4 \text{ (d)} / 6 = 14.1 \text{ m}^3$

Rear dormer roof extension
 $2.4 \text{ (h)} \times 5.3 \text{ (w)} \times 3.4 \text{ (d)} / 2 = 22 \text{ m}^3$

Total: 36.1m³

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

History

The relevant history is as follows:

- 16/3739/PDE 17 Rivermeads Avenue Twickenham TW2 5JL Granted 18/10/2016
- 77/1171 Erection of one detached bungalow and two garages. Granted Permission 19/01/1978
- 72/0523 Demolition of existing garage and erection of a two-storey house attached to existing house; erection of two new garages at the rear. Granted Permission 28/11/1972
- 62/0104 Erection of a dwelling house and garage. Granted Permission 19/03/1962

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

None

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".

Rear Dormer/Hip to Gable Roof Extension

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 (Please 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; or	Complies
(f) the dwellinghouse is on article 2(3) land.	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 annotated on plan GW 17RA2 – 002 Rev A
(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	Complies

<p>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>	
<p>(c) 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>	Complies

Three Rooflights

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 measured from the perpendicular with the external surface of the original roof;	Complies (< 0.15m as stated on submitted drawing GW 17RA2 – 002 Rev A)
(c) it would result in the highest part of the alteration being higher than the highest part of the original roof; or	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

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	Complies
(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.	Complies

Recommendation Approve Certificate

