

Application reference: 21/1774/PS192 BARNES 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:

56 Suffolk Road, Barnes, London, SW13 9NR

Proposal:

Rear and front dormer roof extensions

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

APPLICANT NAME

Mr B Brandreth QC
56, Suffolk Road
Barnes
London
SW13 9NR

AGENT NAME

Mrs Fiona Jones
3 Elizabeth Gardens
Ascot
SL5 9BJ

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: GTD Application:00/0912
Date:10/07/2000 Retention Of Existing Dormer.

Development Management

Status: GTD Application:97/0712
Date:22/05/1997 Part Two Storey, Part Single Storey Rear Extension.

Development Management

Status: REF Application:97/2717
Date:05/02/1998 Loft Conversion Involving Front And Rear Roof Extensions.

Development Management

Status: GTD Application:98/1349
Date:12/07/1999 Erect Single Storey And Part Two Storey Rear Extension And New Dormer To Rear Roof.

Development Management

Status: GTD Application:99/2564
Date:25/11/1999 Erection Of A Front Dormer.

Development Management

Status: GTD Application:85/1581
Date:10/06/1986 Use of part of ground floor of 56 Suffolk Road as a playgroup for sixteen children 9.30 am to 12.30 pm Monday to Friday. (Amended Plan Nos: 1085/7A received on 19.2.86 and BM 1 and BM 2 received on 25.4.86).

Development Management
 Status: GTD Application:85/1558
 Date:16/01/1986 The erection of a single storey extension to front to form a cloakroom and the erection of a glazed porch to rear.

Development Management
 Status: GTD Application:88/1682
 Date:07/11/1988 Continued use of part of ground floor of 56 Suffolk Road as a playgroup for 16 children, mornings only.

Development Management
 Status: PDE Application:21/1774/PS192
 Date: Rear and front dormer roof extensions

Development Management
 Status: PCO Application:21/1775/HOT
 Date: Single storey rear extension, new rear windows and front door and rooflight

Development Management
 Status: GTD Application:21/1776/PS192
 Date:08/07/2021 Erection of outbuilding within rear garden

Building Control
 Deposit Date: 04.05.1999 Loft conversion
 Reference: 99/0747/FP

Building Control
 Deposit Date: 12.07.1999 Part single and two storey rear extension.
 Reference: 99/1178/FP

Building Control
 Deposit Date: 26.08.1999 Part single and two storey rear extension.
 Reference: 99/1178/1/FP

Enforcement
 Opened Date: 15.02.2000 Enforcement Enquiry
 Reference: 00/00040/EN

Application Number	21/1774/PS192
Address	56 Suffolk Road, Barnes, London, SW13 9NR
Proposal	Rear and front dormer roof extensions.
Contact Officer	12/07/2021

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 subject site provides for a two-storey detached dwellinghouse on the north side of Suffolk Road.

The application site is situated within Character Area 14 of the Barnes Village and is designated as:

- Area Benefiting Flood Defence – Environment Agency
- Article 4 Direction – restricting basement development
- Floodzone 2/3/3a – Environment Agency.

3. DESCRIPTION OF THE PROPOSAL AND ANY RELEVANT PLANNING HISTORY

The application proposes to construct front and rear dormer roof extensions.

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.

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".

The proposed roof extension will be assessed against Class B.

The proposed roof light will be assessed against Class C.

The proposed removal of the chimney will be assessed against Class G.

Class B

The scheme is not 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;	Does not comply.
(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. The calculations for volume have also considered the extensions added in 1999.
(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. The scheme involves the removal of the chimney, this will be assessed under Class G.
(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.

The proposed dormers are located forward of the main roof ridge and are therefore considered front dormers, non compliant with B.1(c).

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;	Does not comply.
(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.
(c) any window inserted on a wall or roof slope forming a side elevation of the dwellinghouse must be—	Complies

(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.	
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The scheme does not comply with B.2(a). The Government technical guidance specifies that to be considered materials to match, the proposed windows shall match those on the original dwellinghouse in regard to overall shape of frames and colour of frames.

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.
(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. The scheme involves the removal of the chimney, this will be assessed under Class G.
(a) the dwellinghouse is built under Part 20 of this Schedule (construction of new dwellinghouses)	Complies.

It is noted that the proposed side elevations do not correctly show the proposed rooflight on roof plan.

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.

Class G

The scheme is considered to be permitted development under Class G 'chimney, flues etc on a dwellinghouse'

G.1 Development is not permitted by Class G if --

G.1 Development is not permitted by Class G 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 height of the chimney, flue or soil and vent pipe would exceed the highest part of the roof by 1 metre or more;	Complies.
(c) in the case of a dwellinghouse on article 2(3) land, the chimney, flue or soil and vent pipe would be installed on a wall or roof slope which- (i) fronts a highway, and (ii) forms either the principal elevation or a side elevation of the dwellinghouse;	Complies.
(d) the dwellinghouse is built under Part 20 of this Schedule (construction of new dwellinghouses)	Complies.

7. RECOMMENDATION

Refuse Certificate

As outlined above the proposal does not comply with B.1(c), B.2(a).

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):AMU.....

Dated:12/07/2021.....

I agree the recommendation:



Team Leader/Head of Development Management/Principal Senior Planner

Dated: ...12/07/2021.....

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.

Official

Head of Development Management:

Dated: