



PLANNING REPORT

Printed for officer by
Emer Costello on 14 July 2021

Application reference: 21/1847/PS192 HAMPTON WICK WARD

Date application received	Date made valid	Target report date	8 Week date
21.05.2021	21.05.2021	16.07.2021	16.07.2021

Site:

40 Atbara Road, Teddington, TW11 9PD,

Proposal:

L Shape dormer loft conversion

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

APPLICANT NAME

Ms A Mudunkotuwe
40, Atbara Road
Teddington
TW11 9PD

AGENT NAME

Mrs K Cowan
6 The Broadway
Wembley
MIDDLESEX
HA9 8JT
United Kingdom

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: WDN

Date:10/12/2015

Application:15/4723/PDE

Single storey rear extension (6.6m depth, 2.85m eaves height, 3m overall height)

Development Management

Status: GTD

Date:28/01/2016

Application:15/5260/HOT

Proposed single storey rear infill extension

Development Management

Status: PCO

Date:

Application:21/1847/PS192

L Shape dormer loft conversion

Building Control

Deposit Date: 05.07.2012 Circuit alteration or addition in kitchen/ special location One or more new circuits Upgrade or alteration to means of earthing

Reference: 12/NIC01512/NICEIC

Building Control

Deposit Date: 17.02.2016 Extension and refurbishment

Reference: 16/0368/IN

Building Control

Deposit Date: 08.01.2016 Install a gas-fired boiler

Reference: 16/FEN00763/GASAFE

Building Control

Deposit Date: 07.12.2016 Install one or more new circuits Install a replacement consumer unit

Reference: 16/NIC02509/NICEIC

Building Control

Deposit Date: 08.01.2016 Install a gas-fired boiler

Reference: 17/FEN00134/GASAFE

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
 Uniform) (*If yes, complete Development Condition Monitoring in

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: 14.07.21

I agree the recommendation: WT

Team Leader/Head of Development Management/Principal Planner

Dated:14/7/2021.....

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:

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

CONDITIONS

INFORMATIVES

Application Reference 21/1847/PS192

Site Address 40 Atbara Road, Teddington, TW11 9PD

Site and Surrounding

The property is a semi detached dwelling on the southern side of Atbara Road in Teddington Village. It is in an Area Poorly Provided With Public Open Space. The site is subject to an Article 4 Direction Basements. The site is in a Critical Drainage Area. It is in Flood zone 2/Strategic Flood Risk Assessment Zone 2 Medium Probability. The site is in an Area Susceptible to Surface Water Flooding. The site is in a Take Away Management Zone. The site is in the Broom Road and Kingston Road Character Area 8 in the Hampton Wick & Teddington Village Planning Guidance. The site is in the Hampton Wick Ward.

Proposal

The application of for a L Shape dormer loft conversion and 2 rooflights on the front roof slope.

Volume calculation:

Rear dormer roof extension

2.5 (h) x 5 (w) x 4.3 (d) / 2 = 26.8 m³

Rear outrigger dormer

2.5 (h) x 3.6 (w) x 4.5 (d) / 2 = 21.1 m³

Total: 47.9 m³

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

Relevant Planning History

The relevant history is as follows:

15/5260/HOT Proposed single storey rear infill extension. Granted Permission 28/01/2016

15/4723/PDE Single storey rear extension (6.6m depth, 2.85m eaves height, 3m overall height). Withdrawn by the Applicant 10/12/2015

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

It was confirmed that the rooflights would not protrude more than 0.15 metres beyond the plane of the slope on plan ST_MAY21_40ATB_002REV-C.

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".

Dormer & Rear Outrigger Dormer

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	Complies

use);	
(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 confirmed by ST_MAY21_40ATB_002REV-C.
(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— (i) obscure-glazed, and (ii) non-opening unless the parts of the window which	Complies

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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Two 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 ST_MAY21_40ATB_002REV-C)
(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