

PLANNING REPORT

Printed for officer by
Emer Costello on 14 July 2021

Application reference: 21/1815/PS192
HAMPTON NORTH WARD

Date application received	Date made valid	Target report date	8 Week date
19.05.2021	24.05.2021	19.07.2021	19.07.2021

Site:

47 Rectory Grove, Hampton, TW12 1AH,

Proposal:

Demolition of existing storage sheds, erection of single storey rear extension, conversion of roof from hip to gable end to one side including rear dormer and installation of two rooflights in front roof slope, erection of single storey outbuilding

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

APPLICANT NAME

Mr Met Muja
47, Rectory Grove
Hampton
TW12 1AH

AGENT NAME

Ms Maria Golasowska
246 Watson Heights
Chelmsford
CM1 1AP
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: PCO

Application:21/1815/PS192

Date:

Demolition of existing storage sheds, erection of single storey rear extension, conversion of roof from hip to gable end to one side including rear dormer and installation of two rooflights in front roof slope, erection of single storey outbuilding

Building Control

Deposit Date: 13.10.2008 Installed a Gas Boiler Vented Hot Water Cylinders

Reference: 08/COR02373/CORGI

Building Control

Deposit Date: 18.05.2021 Single storey rear extension with insertion of steels. Hip to gable loft conversion with rear dormer. Internal alterations to include new WC. Creation of outbuilding to form gym and shower room

Reference: 21/0869/IN

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)

Condition Monitoring in Uniform)

This application has representations online YES NO
(which are not on the file)

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:15/7/2021.....

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 21/1815/PS192

Site Address 47 Rectory Grove Hampton TW12 1AH

Site and Surrounding

The site is an end of terrace dwelling on the western side of Rectory Grove. The site is subject to an Article 4 Direction Basements. It is a Land Use Past Industrial. It is in an Area Less Susceptible to Surface Water Flooding. It is in a Take Away Management Zone. The site is in Hampton Village. The site is in the Longford River Estates Village Character Area 1 in the Hampton Village Planning Guidance.

Proposal

The proposal is a retrospective application for the demolition of existing storage sheds, erection of single storey rear extension, conversion of roof from hip to gable end to one side including rear dormer and installation of two rooflights in front roof slope, erection of single storey outbuilding.

Volume calculation:

Hip to gable roof extension

$$3.3 \text{ (h)} \times 7.9 \text{ (w)} \times 3.4 \text{ (d)} / 6 = 14.8 \text{ m}^3$$

Rear dormer roof extension

$$2.5\text{m (h)} \times 3.15\text{m (d)} \times 6\text{m (w)} / 2 = 24 \text{ m}^3$$

Total: 38.8 m³

Single Storey Rear Extension

3.5 m (h), eaves 2.3 m (h), 3m (d), 6.3m (w)

Single Storey Outbuilding

2.5 m (h), 2.15m (h) eaves, 6m (w), 5m (d)

Area

Front garden: 20.6m²

Rear garden: 169.8m²

Existing Storage Areas: 3.76m² & 5.2m² =8.96m²
Total Garden Space: 181.44m²
50% Garden Space: 90.72m²

Proposed Garden Room: 27.5m²
Proposed Rear Extension: 18.1m²
Total: 45.6m²

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

Patios

Rear Extension Patio 0.2m (h)
Garden Room Patio 0.1m (h)

The hard surface would not be situated on land between a wall forming the principal elevation of the dwellinghouse and a highway.

History

The relevant history is as follows:

Enforcement:

21/0869/IN Single storey rear extension with insertion of steels. Hip to gable loft conversion with rear dormer. Internal alterations to include new WC. Creation of outbuilding to form gym and shower room. Pending

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".

Single Storey Rear Extension

Class A

The scheme is considered to be permitted development under Class A 'The enlargement, improvement or other alteration of a dwellinghouse'

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

A.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) as a result of the works, the total area of ground covered by buildings within the curtilage of the dwellinghouse (other than original) dwellinghouse) would exceed 50% of the total area of the curtilage (excluding the ground area of the original dwellinghouse);	Complies (see calculations the 'Proposal' section above)
(c) the height of the part of the dwellinghouse enlarged, improved or altered would exceed the height of the highest part of the roof of the existing dwellinghouse	Complies
(d) the height of the eaves of the part of the dwellinghouse enlarged, improved or altered would exceed the height of the eaves of the existing dwellinghouse;	Complies
(e) the enlarged part of the dwellinghouse would extend beyond a wall which – (i) forms the principal elevation of the original dwellinghouse; or (ii) fronts a highway and forms a side elevation of the original dwellinghouse	Complies
(f) subject to paragraph (g), the enlarged part of the dwellinghouse would have a single storey and --- (i) extend beyond the rear wall of the original dwellinghouse by more than 4m in the case of a detached dwellinghouse, or 3m in the case of any other dwellinghouse, or (ii) exceed 4m in height	Complies
(g) For a dwellinghouse not on article 2(3) land nor on a site of special scientific interest, the enlarged part of the dwellinghouse would have a single storey and --- (i) extend beyond the rear wall of the original dwellinghouse by more than 8m in the case of a	Not Applicable

detached dwellinghouse, or 6m in the case of any other dwellinghouse, or (ii) exceed 4m in height;	
(h) the enlarged part of the dwellinghouse would have more than a single storey and --- (i) extend beyond the rear wall of the original dwellinghouse by more than 3m, or (ii) be within 7m of any boundary of the curtilage of the dwellinghouse being enlarged which is opposite the rear wall of that dwellinghouse	Complies
(i) the enlarged part of the dwellinghouse would be within 2m of the boundary of the curtilage of the dwellinghouse, and the height of the eaves of the enlarged part would exceed 3m;	Complies
(j) the enlarged part of the dwellinghouse would extend beyond a wall forming a side elevation of the original dwellinghouse, and would --- (i) exceed 4m in height, (ii) have more than a single storey, or Have a width greater than half the width of the original dwellinghouse; or	Complies
(ja) any total enlargement (being the enlarged part together with any existing enlargement of the dwellinghouse to which it will be joined) exceeds or would exceed the limits set out in sub-paragraphs (e) to (j);	Complies
(k) it would consist of or include --- (i) the construction or provision of a verandah, balcony or raised platform, (ii) the installation, alteration or replacement of a microwave antenna, (iii) the installation, alteration or replacement of a chimney, flue, soil and vent pipe, or (iv) an alteration to any part of the roof of the dwellinghouse.	Complies

A.2 In the case of a dwellinghouse on article 2(3) land, development is not permitted by Class A if ---

A.2 In the case of a dwellinghouse on article 2(3) land, development is not permitted by Class A if —	Officer's Comment:
(a) It would consist of or include the cladding of any part of the exterior of the dwellinghouse with stone, artificial stone, pebble dash, render, timber, plastic or tiles;	Complies
(b) The enlarged part of the dwellinghouse would extend beyond a wall forming a side elevation of the original dwellinghouse; or	Complies

(c) The enlarged part of the dwellinghouse would have more than a single storey and extend beyond the rear wall of the original dwellinghouse	Complies
(d) Any total enlargement (being the enlarged part together with any existing enlargement of the original dwellinghouse to which it will be joined) exceeds or would exceed the limits set out in subparagraphs (b) and (c).	Complies

A.3 Development is permitted by Class A subject to the following conditions—

A.3 Development is permitted by Class A subject to the following conditions—	Officer's Comment:
(a) the materials used in any exterior work (other than materials used in the construction of a conservatory) must be of a similar appearance to those used in the construction of the exterior of the existing dwellinghouse;	Complies As confirmed by A-EX-TW-047-EL-310
(b) any upper-floor window located in 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 can be opened are more than 1.7 metres above the floor of the room in which the window is installed.	Complies
(c) where an enlarged part of the dwellinghouse has more than a single storey, or forms an upper storey to an existing enlargement of the original dwellinghouse, the roof pitch of the enlarged part must, so far as practicable, be the same as the roof pitch of the original dwellinghouse.	Complies

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	Complies

(changes of 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 the 'Proposal' section 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 as confirmed by A-EX-TW-047-EL-310
(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	Complies

forming a side elevation of the dwellinghouse must be— (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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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 indicated on submitted plan A-EX-TW-047-EL-310)
(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

Outbuilding**Class E**

The scheme *is* considered to be permitted development under Class E 'buildings etc'

E. Development is not permitted by Class E if -

E Development is permitted by Class E if—	Officer's Comment:
(a) any building or enclosure, swimming or other pool required for a purpose incidental to the enjoyment of the dwellinghouse as such, or the maintenance, improvement or other alteration of such a building or enclosure	Complies (Please see the statement of statement of use supplied 24 May 2021)
(b) a container used for domestic heating purposes for the storage of oil or liquid petroleum gas	Not Applicable

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

E.1 Development is not permitted by Class E if –	Officer's Comment:
(e) Permission to use the dwellinghouse as a dwellinghouse has been granted only by virtue of Class M, N, P, PA or Q of Part 2 of this Schedule (change of use)	
(f) the total area of ground covered by buildings, enclosures and containers within the curtilage (other than the original dwellinghouse) would exceed 50% of the total area of the curtilage (excluding the ground area of the original dwellinghouse)	Complies (Please see calculations above on the 'Proposals' section)
(g) any part of the building, enclosure, pool or container would be situated on land forward of a wall forming the principal elevation of the original dwellinghouse	Complies
(h) the building would have more than a single storey.	Complies
(i) the height of the building, enclosure or container would exceed - (i) 4 metres in the case of a building with a dual-pitched roof, (ii) 2.5 metres in the case of a building, enclosure or container within 2 metres of the boundary of the curtilage of	Complies

the dwellinghouse, or (iii) 3 metres in any other case.	
(j) the height of the eaves of the building would exceed 2.5 metres	Complies
(k) the building, enclosure, pool or container would be situated within the curtilage of a listed building	Complies
(l) it would include the construction or provision of a verandah, balcony or raised platform	Complies
(m) it relates to a dwelling or a microwave antenna	Complies
(n) the capacity of the container would exceed 3,500 litres.	Complies

E.2 Development is not permitted by Class E if -

E.2 Development is not permitted by Class E if –	Officer's Comment:
<p>(a) In the case of any land within the curtilage of the dwellinghouse which is within - (a) a World Heritage Site, (b) a National Park, (c) an area of outstanding natural beauty or (d) the Broads,</p> <p>development is not permitted by Class E if the total area of ground covered by buildings, enclosures, pools and containers situated more than 20 metres from any wall of the dwellinghouse would exceed 10 square metres.</p>	Not Applicable

E.3 Development is not permitted by Class E if -

E.3 Development is not permitted by Class E if –	Officer's Comment:
<p>In the case of any land within the curtilage of the dwellinghouse which is article 2(3) land, development is not permitted by Class E if any part of the building, enclosure, pool or container would be situated on land between a wall forming a side elevation of the dwellinghouse and the boundary of the curtilage of the dwellinghouse.</p>	Complies

E.4 Interpretation of Class E -

E.4 Interpretation of Class E	Officer's Comment:
For the purposes of Class E, "purpose incidental to the enjoyment of the dwellinghouse as such" includes the keeping of poultry, bees, pet animals, birds or other livestock for the domestic needs or personal enjoyment of the occupants of the dwellinghouse.	Complies

Recommendation Approve Certificate

This proposal CONSTITUTES DEVELOPMENT within the meaning of Section 55 of the Town and Country Planning Act 1990, but by virtue of Article 3 and Schedule 2 of the Town and Country (General Permitted Development) (England) Order 2015 and any subsequent legislative amendments is of a class which is described as PERMITTED DEVELOPMENT and therefore planning permission IS NOT REQUIRED.