

Application reference: 21/1739/PS192 WEST TWICKENHAM WARD

Date application received	Date made valid	Target report date	8 Week date
14.05.2021	14.05.2021	09.07.2021	09.07.2021

Site:

19 Beech Way, Twickenham, TW2 5JS,

Proposal:

THE PROPOSAL IS FOR BUILDING A 3M EXTENSION WITH MATERIALS TO MATCH EXISTING

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

APPLICANT NAME

MR NILESH NAYAK
GR Architecture
160 Woodlands Avenue
RUISLIP
HA4 9QY
United Kingdom

AGENT NAME

Mr Fatlum Azemi
160
Woodlands Avenue
Ruislip
HA4 9QY

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

Date:

Application:21/1739/PS192

THE PROPOSAL IS FOR BUILDING A 3M EXTENSION WITH MATERIALS TO MATCH EXISTING

Building Control

Deposit Date: 06.12.1999

Reference: 99/2124/FP

Loft conversion

Building Control

Deposit Date: 18.04.2006

Reference: 06/0786/BN

Loft extension

Building Control

Deposit Date: 28.06.2006

Reference: 07/NIC02011/NICEIC

One or more new circuits Main/ supplementary equipotential bonding
Building extension or conservatory

Building Control

Deposit Date: 15.06.2021

Construction of single storey rear extension, demolition of internal wall between kitchen and reception

Reference: 21/0963/IN

Enforcement

Opened Date: 26.06.2000 Enforcement Enquiry
Reference: 00/00160/EN

Enforcement

Opened Date: 19.05.2006 Enforcement Enquiry
Reference: 06/0220/EN/UBW

Project Officer Report

Proposal

The proposal is for a single storey rear extension.

Site Description

The application site is occupied by a two storey semi-detached dwelling, which does not possess any heritage or flooding designations. An Article 4 Direction removes Permitted Development Rights for the Basement.

Planning History

No relevant history

Planning Policies

The application will be assessed against Schedule 2, Part 1 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended), which relates to "Development within the curtilage of a dwellinghouse". These rights have not been removed or restricted by any previous planning conditions.

Assessment

The single storey rear extension and the new window openings fall under Class A - 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.
(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 ---	Complies.

<p>(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;</p>	
<p>(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 detached dwellinghouse, or 6m in the case of any other dwellinghouse, or (ii) exceed 4m in height;</p>	Not Applicable.
<p>(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;</p>	Not Applicable.
<p>(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;</p>	Complies.
<p>(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</p>	Not Applicable.
<p>(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);</p>	Complies.
<p>(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.</p>	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;	Not Applicable.
(b) The enlarged part of the dwellinghouse would extend beyond a wall forming a side elevation of the original dwellinghouse; or	Not Applicable.
(c) The enlarged part of the dwellinghouse would have more than a single storey and extend beyond the rear wall of the original dwellinghouse;	Not Applicable.
(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).	Not Applicable.

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.
(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.	Not Applicable.

Summary:

The proposal is considered to be lawful within the meaning of s.192 of the Act, given the proposal meets the requirements of Schedule 2 Part 1 Class A of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).

Recommendation:

It is recommended that application 21/1739PS192 is supported and a Lawful Development Certificate is issued.

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):WT.....

Dated:19/7/2021.....

I agree the recommendation:

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

Dated:DYF 19/07/2021..

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.

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
