



PLANNING REPORT

Printed for officer by

Jack Morris on 16 August 2021

Application reference: 21/1740/PS192 WHITTON 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:

14 The Ridge, Twickenham, TW2 7NQ,

Proposal:

Loft Conversion - Hip to Gable end with rear Dormer and 4no Velux to existing roof at front

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

APPLICANT NAME

Mr Armin Shokravv
flat 31
175 Seymour Place
London
W1H 4AT

AGENT NAME

History: Development Management, Appeals, Building Control, Enforcements:

Development Management

Status: GTD Application:21/1738/HOT
Date:14/07/2021 Single-storey rear extension

Development Management

Status: PDE Application:21/1740/PS192
Date: Loft Conversion - Hip to Gable end with rear Dormer and 4no Velux to existing roof at front

Building Control

Deposit Date: 27.05.2014 2 Doors
Reference: 14/FEN01949/FENSA

Building Control

Deposit Date: 31.07.2014 Install a gas-fired boiler
Reference: 14/FEN03241/GASAFE

Building Control

Deposit Date: 01.05.2017 Install replacement windows in a dwelling
Reference: 17/FEN01041/FENSA

Building Control

Deposit Date: 09.06.2021 Single storey rear extension, loft conversion and associated internal works

Reference: 21/1003/IN

Application Number	21/1740/PS192
Address	14 The Ridge, Twickenham. TW2 7NQ.
Proposal	Loft Conversion - Hip to Gable end with rear Dormer and 4no Velux to existing roof at front
Contact Officer	JMO- Jack Morris

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

This application relates to an existing dwelling at 14 The Ridge, Twickenham, TW2 7NQ. The Ridge is a residential street which comprises of a mixture of bungalow and two-storey properties built around the 1930s.

The host building is an end of terrace bungalow.

The application site is situated within Whitton and Heathfield Village and is designated as:

- Article 4 Direction Basements (Article 4 Direction - Basements / Ref: ART4/BASEMENTS / Effective from: 18/04/2018)
- Main Centre Buffer Zone (Whitton Town Centre Boundary Buffer Zone - A residential development or a mixed-use scheme within this 400 metre buffer area identified within the Plan does not have to apply the Sequential Test (for Flood Risk) as set out in Local Plan policy LP21.)

3. DESCRIPTION OF THE PROPOSAL AND ANY RELEVANT PLANNING HISTORY

The application seeks planning permission for a dormer loft extension. The extension will provide space for three bedrooms, a study, and family bathroom. The applicant proposes to achieve this through a hip to gable roof extension along with a dormer extension to the rear of the property. Furthermore, the applicant proposes to install four Velux windows to the front roof.

Volume calculation:

Hip to gable roof extension

$$(h) \times (w) \times (d) / 6 = xx \text{ m}^3$$

$$3.4\text{m} \times 4.6 \times 3.2 / 6 = 8.3\text{m}^3$$

Rear dormer roof extension:

$$(h) \times (w) \times (d) / 2 = xx \text{ m}^3$$

$$2.5\text{m} \times 6.6\text{m} \times 3.3 / 2 = 27.3\text{m}^3$$

Total: 35.6 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.

The comprehensive list of planning history can be found above however the most relevant planning history is as follows:

21/1738/HOT - Single-storey rear extension – Granted 14/7/2021

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

NIL

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".

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 B 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;	Complies

(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

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 annotated plan
(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 can be opened are more than 1.7 metres above the floor of the room in which the window is installed.	Complies

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 annotated on submitted drawing)
(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 -	N/A

(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;	
e. the dwellinghouse is built under Part 20 of this Schedule (construction of new dwellinghouses)	N/A

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	N/A
(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.	N/A

7. RECOMMENDATION

Grant Certificate

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

This application requires a Legal Agreement YES* NO

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

This application has representations on file YES NO

Case Officer (Initials): JM

Dated: 16/08/2021

I agree the recommendation: WT

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

Dated:17/8/2021.....

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

LD02C - Devt/Permitted Class B Roof Extensions

LD02D - Devt/Permitted Class C Roof Alterations

INFORMATIVES

U0053633

Drawings

U0053632

Composite Informative