

**Application reference: 21/3026/PS192**  
NORTH RICHMOND WARD

Date application received	Date made valid	Target report date	8 Week date
25.08.2021	25.08.2021	20.10.2021	20.10.2021

**Site:**

13 Selwyn Avenue, Richmond, TW9 2HB,

**Proposal:**

Dormer roof extension over roof to outrigger.

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

**APPLICANT NAME**

Stoikovich  
13, Selwyn Avenue  
Richmond  
TW9 2HB

**AGENT NAME**

Other More Space  
112 Gunnersbury Avenue  
Ealing  
London  
W5 4HB  
United Kingdom

**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  
Date:04/04/2018

Application:18/0444/PS192  
L-shape rear dormer roof extensions. Rooflights to front elevation.

Development Management

Status: REF  
Date:20/08/2021

Application:21/2163/PS192  
Rear dormer roof extension over main roof and roof to outrigger. 3 rooflights on front roof slope.

Development Management

Status: PCO  
Date:

Application:21/3026/PS192  
Proposed erection of a roof extension over back addition.

Development Management

Status: PCO

Date:

Application:21/3041/HOT

Proposed rear mansard loft conversion with 3 skylights to the front slope.

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Development Management

Status: PCO

Date:

Application:21/3172/PS192

Proposed rear dormer loft conversion over main roof and outrigger. The front slope of the roof will have three skylights, and the side window will be frosted and openable above 1.7m FFL.

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Building Control

Deposit Date: 19.10.2006

Reference: 06/93045/CORGI

Installed a Gas Fire

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Building Control

Deposit Date: 06.02.2007

Reference: 07/97868/CORGI

Installed a Gas Fire

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Building Control

Deposit Date: 22.09.2006

Reference: 07/98762/CORGI

Installed a Gas Fire

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<b>Application Number</b>	<b>21/3026/PS192</b>
<b>Address</b>	<b>13 Selwyn Avenue Richmond TW9 2HB</b>
<b>Proposal</b>	<b>Dormer roof extension over roof to outrigger.</b>
<b>Contact Officer</b>	<b>Ella Milton</b>

## 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

13 Selwyn Avenue is a two-storey terraced house.

The site is designated as follows:

- Article 4 Direction Basements (Article 4 Direction - Basements / Ref: ART4/BASEMENTS / Effective from: 18/04/2018)
- Village (Richmond and Richmond Hill Village)
- Village Character Area (The Pagoda Triangle - Area 2 Richmond & Richmond Hill Village Planning Guidance)

## 3. DESCRIPTION OF THE PROPOSAL AND ANY RELEVANT PLANNING HISTORY

### Proposal

The proposal consists of a rear dormer roof extension over main roof and roof to outrigger. 3 rooflights will be installed on the front roof slope.

Volume calculation:

*Dormer on outrigger*

$1.86 \times 3.65 \times 5.6 / 2 = 19.01 \text{ m}^3$

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 received.

## 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);	NA
(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;	NA
(f) the dwellinghouse is on article 2(3) land;	NA
(g) the dwellinghouse is built under Part 20 of this Schedule (construction of new dwellinghouses); or	NA
(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)	NA

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 annotation on plan.
<p><b>(b)</b> the enlargement must be constructed so that—</p> <p>(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—</p> <p>(aa) the eaves of the original roof are maintained or reinstated; and</p> <p>(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</p> <p>(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</p>	Complies
<p><b>(c)</b> any window inserted on a wall or roof slope forming a side elevation of the dwellinghouse must be—</p> <p>(i) obscure-glazed, and</p> <p>(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.</p>	Complies

**7. RECOMMENDATION**

**Grant Certificate**

**Recommendation:**

The determination of this application falls within the scope of Officer delegated powers - YES / NO

**I therefore recommend the following:**

REFUSAL

PERMISSION

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  YES  NO

Case Officer (Initials): .....EMI.....

Dated: .....14.09.2021.....

**I agree the recommendation:**

Principal Planning Officer  
 WWC 15/9/21