

Application reference: 21/3311/PS192 KEW WARD

Date application received	Date made valid	Target report date	8 Week date
21.09.2021	21.09.2021	16.11.2021	16.11.2021

Site:

65 Sandycombe Road, Richmond, TW9 2EP,

Proposal:

Erection of a dormer roof extension to roof of outrigger.

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

APPLICANT NAME

O'Sullivan
65, Sandycombe Road
Richmond
TW9 2EP

AGENT NAME

Mr Nick Howe
22
Warburton Road
Twickenham
TW2 6EP

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: GTD

Date: 07/09/2021

Application: 21/2445/HOT

Ground floor rear extension and amendments to create a flat roof to the outrigger.

Development Management

Status: PCO

Date:

Application: 21/3311/PS192

Erection of an outrigger dormer extension.

Building Control

Deposit Date: 01.12.1997

Reference: 97/1740/FP

Loft conversion

Building Control

Deposit Date: 07.01.1998

Reference: 97/1740/1/FP

Loft conversion

Building Control

Deposit Date: 22.11.2007

Reference: 08/FEN00603/FENSA

3 Windows 1 Door

Building Control

Deposit Date: 22.06.2013

Reference: 13/ELE00426/ELECSA

Replacement consumer unit

Application Number	21/3311/PS192
Address	65 Sandycombe Road
Proposal	Erection of a dormer roof extension to roof of outrigger.
Contact Officer	Wendy Wong Chang

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

The proposal site is a two-storey, terraced dwelling, located on the eastern side of Sandycombe Road.

The application site is designated as:

- Article 4 Direction Basements
- Village (Kew Village)
- Village Character Area (East Side of Sandycombe Road - Area 7 Kew Village Planning Guidance)

3. DESCRIPTION OF THE PROPOSAL AND ANY RELEVANT PLANNING HISTORY

The proposal is for the construction of a rear dormer roof extension to roof of outrigger in materials to match existing.

Volume calculation:

Existing Rear dormer roof extension

$$2.48 \text{ m (h)} \times 3.43 \text{ m (w)} \times 3.85 \text{ m (d)} / 2 = 16.37 \text{ m}^3$$

Proposed dormer to roof of outrigger

$$2.45\text{m (h)} \times 2\text{m (w)} \times 2.11\text{m (d)} = 10.34$$

$$1.34\text{m (h)} \times 2\text{m (w)} \times 2.11\text{m (d)} / 2 = 2.83$$

Total: 29.54 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.

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

Scheme has been amended omitting alterations to existing outrigger.

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 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);	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;	Not applicable
(f) the dwellinghouse is on article 2(3) land;	Not applicable
(g) the dwellinghouse is built under Part 20 of this Schedule (construction of new dwellinghouses); or	Not applicable
(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)	Not applicable

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 accompanying justification report
(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	Complies

<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>	
<p>(c) 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>	<p>Not applicable</p>

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
 (*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):WWC..... Dated:12/10/21.....

I agree the recommendation:



Team Leader/Head of Development Management/Principal Senior Planner

Dated: ...13/10/2021.....

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: