

## Application reference: 21/3299/PDE NORTH RICHMOND WARD

Date application received	Date made valid	Target report date	8 Week date
20.09.2021	20.09.2021	01.11.2021	01.11.2021

**Site:**

51 Kings Farm Avenue, Richmond, TW10 5AE,

**Proposal:**

Single-storey rear extension (4m depth, 2.4m eaves height, 3.7m overall height).

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

**APPLICANT NAME**

Mrs Ye Tian  
51 Kings Farm Avenue  
Richmond  
TW10 5AE

**AGENT NAME**

Mr Philip Wellstead  
28 Chester Close  
Dorking  
RH4 1PP

**DC Site Notice:** printed on and posted on and due to expire on

**Consultations:**

**Internal/External:**

Consultee

Expiry Date

**Neighbours:**

Flat 5,Archer House,Kings Farm Avenue,Richmond,TW10 5AD, - 22.09.2021  
Flat 3,Archer House,Kings Farm Avenue,Richmond,TW10 5AD, - 22.09.2021  
Flat 1,Archer House,Kings Farm Avenue,Richmond,TW10 5AD, - 22.09.2021  
Archer House,Kings Farm Avenue,Richmond,TW10 5AD, - 22.09.2021  
Flat 6,Archer House,Kings Farm Avenue,Richmond,TW10 5AD, - 22.09.2021  
Flat 4,Archer House,Kings Farm Avenue,Richmond,TW10 5AD, - 22.09.2021  
Flat 2,Archer House,Kings Farm Avenue,Richmond,TW10 5AD, - 22.09.2021  
53 Kings Farm Avenue,Richmond,TW10 5AE, - 22.09.2021

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

Development Management

Status: GTD Application:21/3284/PS192  
Date:13/10/2021 Installation of 2 new windows on side elevation

Development Management

Status: PDE Application:21/3299/PDE  
Date: Single-storey rear extension (4m depth, 2.4m eaves height, 3.7m overall height).

Building Control

Deposit Date: 27.08.2020 Install a gas-fired boiler  
Reference: 20/FEN02785/GASAFE

<b>Application Number</b>	<b>21/3299/PDE</b>
<b>Address</b>	<b>51 Kings Farm Avenue, Richmond, TW10 5AE</b>
<b>Proposal</b>	<b>Single-storey rear extension (4m depth, 2.4m eaves height, 3.7m overall height).</b>
<b>Contact Officer</b>	<b>Kerry McLaughlin</b>
<b>Target Determination Date</b>	<b>01.11.2021</b>

## 1. INTRODUCTION

This application is of a nature where the Council's Constitution delegates the authority to make the decision to Officers rather than it being determined by the Planning Committee.

By indicating that the development proposal complies with the relevant provisions of the Town and Country Planning (General Permitted Development) Order 2015 (as amended) the planning officer is taking into account the information submitted with the application and any previous relevant applications.

No information has been discovered revealing removal of permitted development rights, it is therefore understood that the property's permitted development rights are intact and there are no restrictive conditions or outstanding Enforcement notices covering the property.

## 2. DESCRIPTION OF THE SITE

The proposal property is a two-storey, terrace dwelling, located on the northern side of Kings Farm Avenue.

The application site is subject to the following planning constraints:

Article 4 Direction Basements	Article 4 Direction - Basements / Ref: ART4/BASEMENTS / Effective from: 18/04/2018
Critical Drainage Area - Environment Agency	Richmond Town Centre and Mortlake [Richmond] / Ref: Group8_004 /
Gas High Pressure Pipe Cadent PLC (aka National Grid PLC) Safeguard Zone	Outer Safeguarding Zone High Pressure 30 inch Gas Pipeline - Cadent Gas Ltd (former National Grid PLC) 130 metre zone + 10 metre Consult a) Cadent Gas Ltd plantprotection@cadentgas.com 0800 688 588 beforeyoudig.nationalgrid.com, b) HSE <a href="http://www.hse.gov.uk/landuseplanning/">http://www.hse.gov.uk/landuseplanning/</a>
Surface Water Flooding (Area Less Susceptible to) - Environment Agency	
Take Away Management Zone	Take Away Management Zone
Village	Richmond and Richmond Hill Village
Village Character Area	Kings Farm Avenue and surrounds - Area 8 (PART 1) Richmond & Richmond Hill Village Planning Guidance Page 32 CHARAREA06/08/01
Ward	North Richmond Ward

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

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

There is no relevant planning history associated with the site.

### 4. ASSESSMENT AGAINST THE GPDO CRITERIA

This application is for determination as to whether prior approval of a larger home extension is required. The determination is made in relation to the provisions of Class A of the Town and Country Planning (General Permitted Development) Order.

#### Professional Comments:

The applicant in accordance with A.4 (2) has supplied the Local Planning Authority with a written description of the proposed development, which states:

- i. The enlarged part of the dwellinghouse would extend beyond the rear wall of the original dwellinghouse by 4m.
- ii. The maximum height of the enlarged part of the dwellinghouse would be 3.7m.
- iii. The height of the eaves of the enlarged part of the dwellinghouse would be 2.4m.

However, the applicant has failed to supply existing and proposed plans and elevations to enable officers to properly assess the scheme and verify these dimensions.

The scheme shown on the submitted documentation has the following dimensions:

Depth - 4m, as shown on the submitted block plan

Height to eaves - Unable to verify, as the applicant has failed to supply proposed elevations

Overall height - Unable to verify, as the applicant has failed to supply proposed elevations

In view of the above, the applicant has failed to provide sufficient information thus failing to satisfy criteria A.4(3) (b) of Class A Part 1, which requires the developer provide sufficient documents, as such the Council has not been able to assess the application.

Notwithstanding the above, had the scheme been considered acceptable in all aspects, it would have been assessed as follows:

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

		Complies	
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);	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
B	As a result of the works, the total area of ground covered by buildings within the curtilage of the dwellinghouse (other than the original dwellinghouse) would exceed 50% of the total area of the curtilage (excluding the ground area of the original dwellinghouse);	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
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	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
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	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
E	The enlarged part of the dwellinghouse would extend beyond a wall which- Forms the principal elevation of the original dwellinghouse; or Fronts a highway and forms a side elevation of the original dwellinghouse;	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
F	Subject to paragraph (g), The enlarged part of the dwellinghouse would have a single storey and- Extend beyond the rear wall of the original dwellinghouse by more than 4 metres in the case of a detached dwellinghouse, or 3 metres in the case of any other dwellinghouse, Exceed 4 metres in height	Refer to paragraph (g)	

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 - Extend beyond the rear wall of the original dwellinghouse by more than 8 metres in the case of a detached dwellinghouse, or 6 metres in the case of any other dwellinghouse, or Exceed 4 metres in height	(i) Complies - The proposed extension has a depth of 4m, as shown on the submitted block plan.  (ii) Unable to verify The submitted application form states the proposed extension will measure a maximum height of 3.7m, however no elevation drawings have been submitted in order for the council to confirm this.		
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 3 meters, or (ii) Be within 7 meters of any boundary of the curtilage of the dwellinghouse being enlarged which is opposite the rear wall of that dwellinghouse	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	
I	The enlarged part of the dwellinghouse would be within 2 meters of the boundary of the curtilage of the dwellinghouse, and the height of the eaves of the enlarged part would exceed 3 meters	Unable to verify - The proposed extension would be sited within 2m of the boundary of the curtilage of the dwellinghouse, as shown on the submitted block plan. The submitted application form states the height of the eaves will measure at 2.4m, however no elevations have been submitted in order for the council to confirm this.		
J	The enlarged part of the dwellinghouse would extend beyond a wall forming a side elevation of the original dwellinghouse, and would- Exceed 4 meters in height, Have more than a single storey, or Have a width greater than half the width of the original dwellinghouse;	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	
JA	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 sub-paragraphs (e) to (j);	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	
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 or soil and vent pipe, or (iv) An alteration to any part of the roof of the dwellinghouse.	Unable to verify due to insufficient drawings.		
L	The dwellinghouse is built under Part 20 of this Schedule (construction of new dwellinghouses).	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	

A.2 In the case of a dwellinghouse on article 2(3) land, development is not permitted by Class A if- **All not applicable as the proposal site is not situated on article 2(3) land.**

		Complies		
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	Yes <input type="checkbox"/>	No <input type="checkbox"/>	N/A <input checked="" type="checkbox"/>
B	The enlarged part of the dwellinghouse would extend beyond a wall forming a side elevation of the original dwellinghouse; or	Yes <input type="checkbox"/>	No <input type="checkbox"/>	N/A <input checked="" type="checkbox"/>
C	The enlarged part of the dwellinghouse would have more than a single storey and extend beyond the rear wall of the original dwellinghouse	Yes <input type="checkbox"/>	No <input type="checkbox"/>	N/A <input checked="" type="checkbox"/>

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 sub-paragraphs (b) and (c)	Yes <input type="checkbox"/>	No <input type="checkbox"/>	N/A <input checked="" type="checkbox"/>
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A.3 Development is permitted by Class A subject to the following conditions-

		Complies		
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	Unable to verify - Insufficient information has been submitted regarding the proposed materials.		
B	Any upper-floor window located in a wall or roof slope forming a side elevation of the dwellinghouse must be obscure-glazed, and 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; and	Yes <input type="checkbox"/>	No <input type="checkbox"/>	N/A <input checked="" type="checkbox"/>
C	Where the enlarged part of the dwellinghouse has more than a single storey, or forms an upper storey on an existing enlargements 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	Yes <input type="checkbox"/>	No <input type="checkbox"/>	N/A <input checked="" type="checkbox"/>

**A.4---(1) The following conditions apply to development permitted by Class A which exceeds the limits in paragraph A.1(f) but is allowed by paragraph A.1(g).**

(2) Before beginning the development the developer must provide the following information to the local planning authority-

- (a) A written description of the proposed development including-
  - (i) How far the enlarged part of the dwellinghouse extends beyond the rear wall of the original dwellinghouse;
  - (ii) The maximum height of the enlarged part of the dwellinghouse; and
  - (iii) The height of the eaves of the enlarged part of the dwellinghouse;
- (b) A plan indicating the site and showing the proposed development;
- (c) The addresses of any adjoining premises;
- (d) The developer's contact address; and
- (e) The developer's email address if the developer is content to receive communications electronically.

(3) The local planning authority may refuse an application where, in the opinion of the authority-

- (a) The proposed development does not comply with, or
- (b) The developer has provided insufficient information to enable the authority to establish whether the proposed development complies with, the conditions, limitations or restrictions applicable to development permitted by Class A which exceeds the limits in paragraph A.1(f) but is allowed by paragraph A.1(g). - **Does not comply**

(4) Sub-paragraphs (5) to (7) and (9) do not apply where a local planning authority refuses an application under sub-paragraph (3) and for the purposes of section 78 (appeals) of the Act such a refusal is to be treated as a refusal of an application for approval.

(5) The local planning authority must notify each adjoining owner or occupier about the proposed development by serving on them a notice which-

- (a) Describes the proposed development, including-
  - (i) How far the enlarged part of the dwellinghouse extends beyond the rear wall of the original dwellinghouse;
  - (ii) The maximum height of the enlarged part of the dwellinghouse; and
  - (iii) The height of the eaves of the enlarged part of the dwellinghouse;
- (b) Provides the address of the proposed development;
- (c) Specifies the date when the information referred to in sub-paragraph (2) was received by the local planning authority and the date when the period referred to in sub-paragraph (10)(c) would expire; and

- (d) Specifies the date (being not less than 21 days from the date of the notice) by which representations are to be received by the local planning authority.
- (6) The local planning authority must send a copy of the notice referred to in sub-paragraph (5) to the developer.
- (7) Where any owner or occupier of any adjoining premises objects to the proposed development, the prior approval of the local planning authority is required as to the impact of the proposed development on the amenity of any adjoining premises.
- (8) The local planning authority may require the developer to submit such further information regarding the proposed development as the authority may reasonably require in order determining the application.
- (9) The local planning authority must, when considering the impact referred to in sub-paragraph (7)--
  - (a) Take into account any representations made as a result of the notice given under sub-paragraph (5); and
  - (b) Consider the amenity of all adjoining premises, not just adjoining premises which are the subject of representations.
- (10) The development must not begin before the occurrence of one of the following-
  - (a) The receipt by the developer from the local planning authority of a written notice that their prior approval is not required;
  - (b) The receipt by the developer from the local planning authority of a written notice giving their prior approval; or
  - (c) The expiry of 42 days following the date on which the information referred to in sub-paragraph (2) was received by the local planning authority without the local planning authority notifying the developer as to whether prior approval is given or refused.
- (11) The development must be carried out-
  - (a) Where prior approval is required, in accordance with the details approved by the local planning authority;
  - (b) where prior approval is not required, or where sub-paragraph (10)(c) applies, in accordance with the information provided under sub-paragraph (2), unless the local planning authority and the developer agree otherwise in writing.
- (12) The local planning authority may grant prior approval unconditionally or subject to conditions reasonably related to the impact of the proposed development on the amenity of any adjoining premises.
- (13) Removed
- (14) The developer must notify the local planning authority of the completion of the development as soon as reasonably practicable after completion.
- (15) The notification referred to in sub-paragraph (14) must be in writing and must include-
  - (a) The name of the developer;
  - (b) The address or location of the development, and
  - (c) The date of completion.

## 5. CONSULTATIONS CARRIED OUT

Adjoining neighbours have been consulted on the application, and no objections have been received.

## 6. RECOMMENDATION

**The prior approval of the Council is REQUIRED AND REFUSED for the development**

### Reason for Refusal

Under Clause A.4(3) of Class A Part 1 Schedule 2 laid out in the Town and Country Planning (General Permitted Development) (England) Order 2015 and any subsequent legislative amendments, insufficient information has been submitted to enable the Local Planning Authority to establish whether the proposed single-storey rear extension complies with the limitations set out under Class A, Part 1, Schedule 2 of the above Order.

**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): KM

Dated: 14.10.2021

**I agree the recommendation:**

SeniorPlanner

Dated: VAA 19.10.21

<b>REASONS:</b>
<b>CONDITIONS:</b>
<b>INFORMATIVES:</b>
<b>UDP POLICIES:</b>
<b>OTHER POLICIES:</b>

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**

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**CONDITIONS**

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**INFORMATIVES**

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U0055315	Decision Drawing Numbers
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