

Application reference: 21/3023/PS192

FULWELL, HAMPTON HILL 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:

20 Links View Road, Hampton Hill, TW12 1LA,

Proposal:

Proposed single storey rear extension, conversion of garage to habitable space and hip to gable loft conversion with dormer.

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

APPLICANT NAME

Mr O Dale
20, Links View Road
Hampton Hill
TW12 1LA

AGENT NAME

Mr. Richard Hall
The Walled Garden
Downs Lane
Leatherhead
KT22 8JW

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: REF

Date: 25/08/2021

Application: 21/2367/PS192

Proposed single storey rear extension, conversion of garage to habitable space and hip to gable loft conversion with dormer.

Development Management

Status: PCO

Date:

Application: 21/3023/PS192

Proposed single storey rear extension, conversion of garage to habitable space and hip to gable loft conversion with dormer.

Building Control

Deposit Date: 09.09.2015

Install replacement windows in a dwelling Install replacement doors in a dwelling

Reference: 15/FEN01676/FENSA

Project Officer Report

Proposal

Single storey rear extension, garage's conversion (replacement of the garage's door with a window opening), hip-to-gable and rear dormer roof extensions, No. 3 rooflights to the front roof slope, altered SVP and removal of the side chimney stacks.

Site Description

The property is a two-storey mid-terrace dwelling that is not nationally listed and situated in a conservation area. It is located on the western side of Links View Road.

Relevant Planning History

21/2367/PS192 - Proposed single storey rear extension, conversion of garage to habitable space and hip to gable loft conversion with dormer - Refused 25/08/2021.

This proposal CONSTITUTES DEVELOPMENT within the meaning of Section 55 of the Town and Country Planning Act 1990, and a planning application IS REQUIRED. This is because it does not meet criteria laid down in the Town and Country Planning (General Permitted Development) (England) Order 2015 and any subsequent legislative amendments, namely:

The proposal is not considered to be lawful within the meaning of section.192 of the Act, given such proposal fails to meet B1(d)(i) of Schedule 2, Class B of Country Planning (General Permitted Development) (England) Order 2015 (as amended).

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 proposal falls 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 - (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;	Complies.
(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;	Not Applicable.
(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;	Not Applicable.
(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;	Complies.
(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 (iii) have a width greater than half the width of the original dwellinghouse; or	Complies.
(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);	Complies.
(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	Complies. See Class G below.

chimney, flue, soil and vent pipe, or (iv) an alteration to any part of the roof of the dwellinghouse.	
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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.	Not Applicable.
(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.

The proposal falls under Class B - an addition or alteration to the roof.

Requirements under Class B	Compliance
B.1 Development is not permitted by Class B if-	
(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 2 of	Compliant.

this Schedule (change of use)	
(b) any part of the dwellinghouse would, as a result of the works, exceed the height of the highest part of the existing roof	Compliant.
(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	Compliant.
(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 (ii) 50 cubic metres in any other case	Compliant. See the end of this report.
(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	Compliant. See Class G below.
(f) The dwellinghouse is on article 2(3) land	Not Applicable.
B.2 Development is permitted by Class B subject to the following conditions:	
(a) The materials used in any exterior work shall be of a similar appearance to those used in the construction of the exterior of the existing dwellinghouse	Compliant.
(b) The enlargement shall 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 shall, so far as practicable, be not less than 0.2 metres from the eaves, measure 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	Compliant.
(c) Any window inserted on a wall or roof slope forming a side elevation of the dwellinghouse shall be – (i) Obscure-glazed, and (ii) Non-opening unless the parts of the windows which can be opened are more than 1.7 metres above the floor of the room in which the window is installed	Not Applicable.

The proposal falls under Class C - other alterations to the roof.

Requirements under Class C	Compliance
C.1 Development is not permitted by Class C if-	
(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 2 of this Schedule (change of use)	Compliant.
(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	Compliant.

(c) It would result in the highest part of the alteration being higher than the highest part of the original roof; or	Compliant.
(d) It would consist of or include- (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	Compliant.
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 shall be –	
(a) Obscure-glazed; and (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	Not Applicable.

The proposal falls under Class G - chimney, flues etc.

Requirements under Class G	Compliance
G.1 Development is not permitted by Class G if-	
(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 (change of use);	Compliant.
(b) the height of the chimney, flue or soil and vent pipe would exceed the highest part of the roof by 1 metre or more; or	Compliant.
(c) in the case of a dwellinghouse on article 2(3) land, the chimney, flue or soil and vent pipe would be installed on a wall or roof slope which- (i) fronts a highway, and (ii) forms either the principal elevation or a side elevation of the 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 Classes A, B, C and G of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).

Recommendation:

It is recommended that application 21/3023/PS192 is supported, and a Lawful Development Certificate is issued.

Volume Calculation provided by the agent

<p>Hip-to-gable: $3.98 \text{ m} \times 3.318 \text{ m} \times 8.01 \text{ m} / 6 = 17.629 \text{ m}^3$ Rear dormer: $5.505 \text{ m} \times 3.17 \text{ m} \times 2.55 \text{ m} / 2 = 22.24 \text{ m}^3$ Total: $17.629 \text{ m}^3 + 22.24 \text{ m}^3 = 39.869 \text{ m}^3 < 40 \text{ m}^3$</p>
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The above volume calculation has been checked by the Planning Officer and has found to be correct.

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): GAP Dated: 13/09/2021

I agree the recommendation: CTA

Team Leader/Head of Development Management/Principal Planner

Dated:19/10/2021.....

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:

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
