

PLANNING REPORT

Printed for officer by

.Iack Morris on 11 November 2021

Application reference: 21/3276/PS192 HAMPTON WARD

Date application received	Date made valid	Target report date	8 Week date
17.09.2021	21.09.2021	16.11.2021	16.11.2021

Site:

31 Tudor Road, Hampton, TW12 2NG,

Proposal:

Roof extension to replace an existing dormer extension

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

APPLICANT NAME

Mr M Puccini
31, Tudor Road
Hampton
TW12 2NG

AGENT NAME

Mr Iacopo Sassi
9 Milton Road
Hampton
TW12 2LL

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 Application:00/3484
Date:23/01/2001 Ground Floor Rear Extension.

Development Management

Status: WDN Application:14/1629/PS192
Date:06/06/2014 Single storey rear extension

Development Management

Status: WDN Application:14/2288/PDE
Date:11/07/2014 Single storey rear extension (6m depth, 2.57m eaves height, 2.84m overall height)

Development Management

Status: AEGPD Application:14/2940/PDE
Date:04/08/2014 Single storey rear extension (6m depth, 2.57m eaves height, 2.84m overall height)

Development Management

Status: GTD Application:14/4006/HOT
Date:10/11/2014 Replacement of existing bay window with two traditional sash

windows and bricking up existing external door to side elevation. New external door to front elevation.

Development Management

Status: PDE

Application:21/3276/PS192

Date:

Roof extension to replace an existing dormer extension

Building Control

Deposit Date: 12.12.2000

Ground floor extension to kitchen

Reference: 00/2261/FP

Building Control

Deposit Date: 28.02.2001

Ground floor extension to kitchen

Reference: 00/2261/1/FP

Building Control

Deposit Date: 07.07.2008

Installed a Gas Boiler

Reference: 08/COR01629/CORGI

Building Control

Deposit Date: 23.12.2011

2 Windows

Reference: 12/FEN00522/FENSA

Building Control

Deposit Date: 24.09.2014

Single Storey Rear Extension and Internal Alteration

Reference: 14/2194/IN

Building Control

Deposit Date: 16.05.2015

Install a gas-fired boiler Installed a Gas Cooker

Reference: 15/FEN01891/GASAFE

Building Control

Deposit Date: 31.05.2015

Circuit alteration or addition in a special location Install one or more new circuits Install a replacement consumer unit Rewire of all circuits Install a new circuit for ELV lighting within a dwelling Install a new circuit for electrical heating

Reference: 15/NIC01652/NICEIC

Building Control

Deposit Date: 14.02.2017

Installed Gallery: Firefox 5 Installed Liner: Liner

Reference: 17/HET00078/HETAS

Application Number	21/3276/PS192
Address	31 Tudor Road, Hampton. TW12 2NG
Proposal	Roof extension to replace an existing dormer extension.
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 31 Tudor Road, Hampton. Tudor Road is a particularly long residential street which comprises of properties of differing size, age, and style. The host property makes up one of four terraced homes, all visually similar character.

The host building is a two-storey mid terrace.

The application site is situated within Hampton Village and is designated as:

- Article 4 Direction Basements (Article 4 Direction - Basements / Ref: ART4/BASEMENTS / Effective from: 18/04/2018)
- Take Away Management Zone (Take Away Management Zone)

3. DESCRIPTION OF THE PROPOSAL AND ANY RELEVANT PLANNING HISTORY

The proposal seeks to increase the area within the loft by removing the existing rear dormer extension and replacing it for a new wider one.

Volume calculation:

As provided by agent:

Dormer Extension Volume:
[1600 x 3969 x $\frac{1}{2}$ x 6023] + [303 x $\frac{1}{2}$ x 1665 x 2600] +
[303 x $\frac{1}{2}$ x 1665 x 1014] = 30.59 m³ + 0.98 m³ + 0.25
m³ = 31.82 m³ < 50 m³

Total: 31.82 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:

There is no relevant planning history associated with the site.

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

The application was invalidated as a location plan was not submitted. This was rectified upon its submission on 21/09/2021.

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);	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 annotated on 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	Complies

the enlargement extends beyond the outside face of any external wall of the original dwellinghouse; and	
(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 - (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;	N/A
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
 (*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): JM

Dated:11/11/2021

I agree the recommendation: WT

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

Dated:11/11/2021.....

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

U0056052	Composite Informative
U0056053	Approved Drawings