



PLANNING REPORT

Printed for officer by

.Iack Morris on 11 November 2021

Application reference: 21/3308/PS192
ST MARGARETS, NORTH TWICKENHAM 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:

8 South Western Road, Twickenham, TW1 1LQ,

Proposal:

Hip to gable and rear L shaped roof extension.

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

APPLICANT NAME

Mr & Mrs Caroline & Aidan Allanach
 8, South Western Road
 Twickenham
 TW1 1LQ

AGENT NAME

Mr Jules Pointon
 72 Cole Park Rd
 Twickenham
 TW1 1HU

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: PDE

Application:21/3308/PS192

Date:

Hip to gable and rear L shaped roof extension.

Building Control

Deposit Date: 19.06.2000

Re-roof existing single storey extension enlarge kitchen windows and enlarge opening at rear of breakfast room.

Reference: 00/1185/FP

Building Control

Deposit Date: 31.03.2019

Install replacement windows in a dwelling

Reference: 20/FEN00504/FENSA

Building Control

Deposit Date: 21.08.2019

Install replacement window in a dwelling

Reference: 20/FEN00505/FENSA

Application Number	21/3308/PS192
Address	8 South Western Road, Twickenham. TW1 1LQ
Proposal	Hip to gable and rear L shaped roof 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 8 South Western Road, St Margaret's. South Western Road is a residential street which comprises of predominantly semi-detached properties built in the Victorian/ Edwardian period. The street is characterised by a strong sense of symmetry, despite this, numerous properties have carried out rear extensions and rear dormers to increase the internal floor space.

The host building is a two-storey semi-detached property.

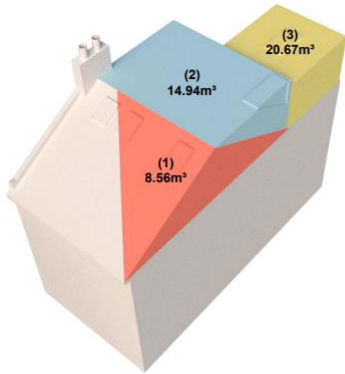
The application site is situated within St Margaret's and East Twickenham Village and is designated as:

- Article 4 Direction Basements (Article 4 Direction - Basements / Ref: ART4/BASEMENTS / Effective from: 18/04/2018)
- Floodzone 2 (Fluvial Models)
- Protected View (Indicative Zone) (N_View_004 View from near Ham House to Orleans House)
- Strategic Flood Risk Assessment Zone 2 Medium Probability ()
- Surface Water Flooding (Area Less Susceptible to) - Environment Agency ()
- Take Away Management Zone (Take Away Management Zone)

3. DESCRIPTION OF THE PROPOSAL AND ANY RELEVANT PLANNING HISTORY

The proposal seeks to increase the internal floorspace through the conversion of the loft. To achieve this the scheme proposes to carry out a hip to gable extension and erect an L-shaped dormer constructed over the rear roof elevation and outrigger.

Volume calculation as provided by the agent:



Loft Conversion Volume Increase :-		
(1) Hip to gable $\frac{1}{2} (R \times H \times L)$	$\frac{1}{2} (3.83 \times 1.85 \times 7.25)$	= 8.56m ³
(2) Main dormer $\frac{L \times W \times H}{2}$	$\frac{4.73 \times 3.51 \times 1.80}{2}$	= 14.94m ³
(3) Outrigger $\frac{L \times W \times H}{2}$	$\frac{3.25 \times 2.73 \times 1.92}{2}$	= 20.67m ³
$\frac{L \times W \times H}{2}$	$\frac{3.25 \times 2.73 \times 0.82}{2}$	
Total volumetric increase = 44.17m ³		
Therefore within Permitted Development volume requirements		

Total: 44.17 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

None

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 by annotated 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	Complies
(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:26/11/2021.....

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

U0056073	Composite Informative
U0056074	Drawings