

Application reference: 21/3326/PS192 TEDDINGTON WARD

Date application received	Date made valid	Target report date	8 Week date
23.09.2021	23.09.2021	18.11.2021	18.11.2021

Site:

28 Springfield Road, Teddington, TW11 9AP,

Proposal:

Rear dormer windows and second floor roof extension over existing rear addition with front rooflights.

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

APPLICANT NAME

Mr robin DOBSON
25 bROOM WATER
25 Broom Water
TEDDINGTON
TW11 9QJ
United Kingdom

AGENT NAME

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: PCO

Date:

Application:21/3326/PS192

Rear dormer windows and second floor roof extension over existing rear addition with front rooflights.

Development Management

Status: INV

Date:

Application:21/3327/HOT

Single storey side infill extension, with pitch roof and roof lights. Internal alterations.

Building Control

Deposit Date: 27.09.2016

Install a gas-fired boiler

Reference: 16/FEN02671/GASAFE

Project Officer Report

Proposal

L shaped rear dormer roof extension and addition of No. 2 rooflights to the front roof slope.

Site Description

The application site is that of No. 28 Springfield Road, the site is occupied by a two-storey mid-terraced dwellinghouse. The property is not located in a Conservation Area and is not nationally listed.

Relevant Planning History

N/A.

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 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 this Schedule (change of use);	Compliant.
(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. The Volume Calculation, contained by the Drawing No. 28SpringfieldStreet-PermittedDevelopment Rev A received the 22 nd of November 2021, has been checked by the Planning Officer and has found to be correct.
(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.
(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;	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.

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 B and C of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).

Recommendation:

It is recommended that application 21/3326/PS192 is supported, and a Lawful Development Certificate is issued.

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: 26/11/2021

I agree the recommendation:

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

Dated:DYF 29/11/2021.....

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
