

Application reference: 21/4241/PS192 HAMPTON WICK WARD

Date application received	Date made valid	Target report date	8 Week date
13.12.2021	13.12.2021	07.02.2022	07.02.2022

Site:

26 Atbara Road, Teddington, TW11 9PD,

Proposal:

L - Shaped rear dormer roof extension. New rooflight to front roofslope. Removal of rear chimney stack (amended description).

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

APPLICANT NAME

Maria Furfaro
26, Atbara Road
Teddington
TW11 9PD

AGENT NAME

Mr Jude Swampillai
Independent House
15B Mile End Road
Colchester
CO4 5BT

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: PDE

Application:21/4241/PS192

Date:

L - Shaped rear dormer roof extension. New rooflight to front roofslope.
Removal of rear chimney stack (amended description).

Building Control

Deposit Date: 17.03.1999

loft conversion

Reference: 99/0425/FP

Building Control

Deposit Date: 17.03.1999

Single storey rear extension & internal alterations

Reference: 99/0426/FP

Building Control

Deposit Date: 29.04.1999

Single storey rear extension & internal alterations

Reference: 99/0426/1/FP

Building Control

Deposit Date: 29.04.1999

loft conversion

Reference: 99/0425/1/FP

Building Control

Deposit Date: Remove the wall between the front and rear reception rooms
Reference: 07/0145/BN

Building Control

Deposit Date: 02.10.2009 One or more new circuits Ring/ radial power circuit
Reference: 09/ELE00359/ELECSA

Building Control

Deposit Date: 03.03.2010 Special installation (electric floor/ ceiling heating garden lighting/ power ELV lighting generator)
Reference: 10/ELE00110/ELECSA

Building Control

Deposit Date: 05.11.2021 Ground floor internal wall removal
Reference: 21/1843/IN

Building Control

Deposit Date: 16.11.2021 Install a gas fire
Reference: 21/FEN03889/GASAFE

Application Number	21/4241/PS192
Address	26 Atbara Road, Teddington TW11 9PD
Proposal	L - Shaped rear dormer roof extension. New rooflight to front roofslope. Removal of rear chimney stack (amended description).
Contact Officer	Alice Murphy

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

The subject site provides for a two-storey semi-detached dwellinghouse located on the south side of Atbara Road.

The application site is situated within Character Area 8 of Hampton Wick and Teddington Village and is designated as:

- Article 4 Direction – restricting basement development
- Critical drainage area – Environment Agency
- Floodzone 2 – Environment Agency.

3. DESCRIPTION OF THE PROPOSAL AND ANY RELEVANT PLANNING HISTORY

The application proposes a rear dormer roof extension over the rear outrigger. New rooflight to front roofslope. Removal of rear chimney stack.

Volume calculation:

Existing Rear dormer

$$3.45\text{m} \times 2.29\text{m} \times 5.02\text{m} / 2 = 19.83\text{m}^3$$

Outrigger dormer

$$(2.95\text{m} + 1.51\text{m}) \times 4.25\text{m} \times 3.16\text{m} / 2 = 29.95\text{m}^3$$

Total

49.78m³

The scheme seeks confirmation in the form of a lawful development certificate that the construction of the development described above would constitute permitted development.

There is no relevant planning history for the subject 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".

The roof extension will be assessed under Class B.

The new rooflights will be assessed under Class C.

The removal of the half chimney stack will be assessed under Class G.

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.
(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 noted on the proposed drawing provided materials will visually match existing.
(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	Complies.

<p>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</p> <p>(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; and</p>	
<p>(c) any window inserted on a wall or roof slope forming a side elevation of the dwellinghouse must be—</p> <p>(i) obscure-glazed, and</p> <p>(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.</p>	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 as illustrated on the elevations provided.
(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;	Complies.
(a) the dwellinghouse is built under Part 20 of this Schedule (construction of new dwellinghouses)	Complies.

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.	Complies.

Class G

The scheme is considered to be permitted development under Class G ‘chimney, flues etc on a dwellinghouse’

G.1 Development is not permitted by Class G if --

G.1 Development is not permitted by Class G 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 height of the chimney, flue or soil and vent pipe would exceed the highest part of the roof by 1 metre or more;	Complies.
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;	Complies.
(d) the dwellinghouse is built under Part 20 of this Schedule (construction of new dwellinghouses)	Complies.

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
- 4. 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):AMU.....

Dated:10/01/2022.....

I agree the recommendation: WT

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

Dated:11/01/2022.....

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

U0057007	Composite Informative
U0057006	Decision Drawings