

Application reference: 21/4322/PS192 HAMPTON WARD

Date application received	Date made valid	Target report date	8 Week date
17.12.2021	17.12.2021	11.02.2022	11.02.2022 EoT: 25.02.2022

Site:

26 Cardinals Walk, Hampton, TW12 2TS,

Proposal:

Rear dormer roof extension. Rooflights to front elevation

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

APPLICANT NAME

MR Gill
26, Cardinals Walk
Hampton
TW12 2TS

AGENT NAME

Mr Ravi Jassal
152-160
kemp house
London
EC1V 2NX
United Kingdom

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:61/0787
Date:23/10/1961 Alterations and additions to existing dwelling house.

Development Management

Status: PDE Application:21/4156/HOT
Date: Single story rear extension. Part double story rear extension.

Development Management

Status: PCO Application:21/4322/PS192
Date: Rear dormer roof extension. Rooflights to front elevation

Building Control

Deposit Date: 01.07.2008 2 Windows
Reference: 08/FEN01320/FENSA

Building Control

Deposit Date: 31.10.2017 Install a gas-fired boiler
Reference: 17/FEN03441/GASAFE

Building Control

Deposit Date: 23.11.2017 Install replacement windows in a dwelling Install replacement door in a dwelling

Reference: 18/FEN00045/FENSA

Building Control

Deposit Date: 06.01.2022 Loft conversion with rear dormer at existing two storey dwelling The work excludes any gas work subject to the Gas Safety (Installation and Use) Regulations 1998 and electrical work notifiable under the Building Regulation 12(6A)

Reference: 22/0023/IN

**21/4322/PS192
26 Cardinals Walk**

Site and Surroundings

The property is a two-storey, detached dwelling situated on the western side of Cardinal Walk. The property is not located within a Conservation Area and it is not nationally listed.

Proposal

Rear dormer roof extension. Rooflights to front elevations.

Volume calculation:

$$((1.7 \times 4.2)/2) \times 2.9 = 10.35\text{m}^3$$

Relevant Planning History

21/4156/HOT – Single storey rear extension. Part double storey rear extension. – Awaiting determination

61/0787 – Alterations and additions to existing dwellinghouse. – Granted permission 23/10/1961

Explanation of Recommendation

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)

<p>(e) it would consist of or include—</p> <p>(i) the construction or provision of a verandah, balcony or raised platform, or</p> <p>(ii) the installation, alteration or replacement of a chimney, flue or soil and vent pipe; or</p>	<p>Complies</p>
<p>(f) the dwellinghouse is on article 2(3) land.</p>	<p>Complies</p>

B.2 Development is permitted by Class B subject to the following conditions—

<p>B.2 Development is permitted by Class B subject to the following conditions—</p>	<p>Officer's Comment:</p>
<p>(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;</p>	<p>Complies</p> <p>As confirmed by email</p>
<p>(b) the enlargement must be constructed so that—</p> <p>(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—</p> <p>(aa) the eaves of the original roof are maintained or reinstated; and</p> <p>(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</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>Complies</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>	<p>Complies</p>

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 confirmed by email)
(c) it would result in the highest part of the alteration being higher than the highest part of the original roof; or	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

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	NA
(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.	NA

Recommendation

Approve

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): LCA

Dated: 23.02.2022

I agree the recommendation: WT

Team Leader/Head of Development Management/Principal Planner

Dated:23/2/2022.....

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
