

Application reference: 22/3535/PS192 TEDDINGTON WARD

Date application received	Date made valid	Target report date	8 Week date
28.11.2022	28.11.2022	23.01.2023	23.01.2023

Site:

44 Claremont Road, Teddington, TW11 8DG,

Proposal:

LOFT CONVERSION TO EXTEND EXISTING BACK ADDITION DORMER TO REAR OF DWELLING.

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

APPLICANT NAME

Sean Weston
Unit 15, Teddington Business Park,
Station Road
WR-AP
Teddington
Richmond Upon Thames
TW11 9BQ
United Kingdom

AGENT NAME

mr Max Rengifo
15 Teddington Business Park
Teddington
Teddington
tw11 9bq
United Kingdom

DC Site Notice: printed on and posted on and due to expire on

Consultations:

Internal/External:

Consultee

Expiry Date

Neighbours:

53 Rivermead Close, Teddington, TW11 9NL -

History: Development Management, Appeals, Building Control, Enforcements:

Development Management

Status: REF Application:03/0717/HOT
Date:23/04/2003 Erection Of Rear Dormer Roof Extension

Development Management

Status: GTD Application:03/1667
Date:13/06/2003 Proposed Loft Extension With Rear Dormer.

Development Management

Status: GTD Application:10/1907/HOT
Date:19/08/2010 New roof to existing side extension

Development Management

Status: GTD Application:20/2385/HOT
Date:14/10/2020 GROUND FLOOR REAR EXTENSION.

Development Management

Status: WDN Application:20/2433/HOT
Date:24/09/2020 LOFT CONVERSION TO EXTEND EXISTING BACK ADDITION DORMER

TO THE REAR

Development Management

Status: PCO

Date:

Application:22/3535/PS192

LOFT CONVERSION TO EXTEND EXISTING BACK ADDITION DORMER TO REAR OF DWELLING.

Building Control

Deposit Date: 18.07.2003

Reference: 03/1405/BN

Loft conversion

Building Control

Deposit Date: 31.05.1996

Reference: 96/0690/BN

Internal alterations including removal of wall,blocking up of 2 doorways & conversion of window to doorway

Building Control

Deposit Date: 19.10.2010

Reference: 10/2083/FP

Single storey side/rear extension and enlarge french window opening

Building Control

Deposit Date: 04.11.2010

Reference: 10/2083/FP/1

Single storey side/rear extension and enlarge french window opening

Building Control

Deposit Date: 03.05.2011

Reference: 11/NAP00494/NAPIT

Lighting/power outdoors Garden One or more new circuits Kitchen Replacement consumer unit House Dwelling

Building Control

Deposit Date: 13.10.2020

Reference: 20/1339/IN

Proposed single storey ground floor rear extension with internal structural and material alterations on ground and first floor level

Building Control

Deposit Date: 06.01.2021

Reference: 21/FEN01404/GASAFE

Install a gas-fired boiler

Building Control

Deposit Date: 05.10.2021

Reference: 21/NIC03185/NICEIC

Install a replacement consumer unit Install one or more new circuits

Building Control

Deposit Date: 15.02.2022

Reference: 22/FEN00294/FENSA

Install replacement windows in a dwelling

Building Control

Deposit Date: 10.02.2022

Reference: 22/FEN01754/GASAFE

Install a gas fire

Project Officer Report

Proposal

L-shaped rear dormer roof extension and roof lights to its top.

Site Description

The application site is occupied by a two-storey semi-detached dwelling that does not possess any heritage designation.

Relevant Planning History

(PD) 03/1667 - Proposed Loft Extension With Rear Dormer - Granted 13/06/2003.

20/2433/HOT - LOFT CONVERSION TO EXTEND EXISTING BACK ADDITION DORMER TO THE REAR - Withdrawn 24/09/2020.

The proposal would be against our local policies and guidance; therefore, the applicant has been advised to withdraw the above application.

Notes

No. 53 Rivermead Close supports the proposal.

As a side note, this application is a legal determination assessed against law rather than compliance with Planning Policy and Guidance and therefore any objections/support/concerns (if any), although acknowledged, cannot be taken into account.

Planning Policies

The application will be assessed against Schedule 2, Parts 1 and 14 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.

Volume Calculation

Rear Dormer

2.6 m (H) x 5.3 m (W) x 4.72 m (D) / 2 = 32.5 m³

Outrigger

Triangle: 1.68 m (H) x 4 m (W) x 5.05 m (D) / 2 = 17 m³

Rectangle: 1.1 m (H) x 4 m (W) x 5.05 m (D) = 22.22 m³

Total (Rear Dormer + Outrigger) = 32.5 m³ + 17 m³ + 22.22 m³ = **71.72 m³ > 50 m³**

Assessment

The proposal falls under Schedule 2 Part 1 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	Not Compliant. See 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	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	Could be addressed by Condition.

The proposal falls under Schedule 2 Part 1 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; or	Not Compliant. Permitted development rights for householders Technical Guidance (2019) states that <i>“the highest part of the roof of the existing house will be the height of the ridge line of the main roof (even though there may be other ridge lines at a lower level) or the height of the highest roof</i>

	<p><i>where roofs on a building are flat. Chimneys, firewalls, parapet walls and other protrusions above the main roof ridge line should not be taken into account when considering the height of the highest part of the roof of the existing house”.</i></p> <p>The proposed roof lights will protrude beyond the ridge line of the main roof.</p>
<p>(d) It would consist of or include-</p> <p>(i) The installation, alteration or replacement of a chimney, flue or soil and vent pipe, or</p> <p>(ii) The installation, alteration or replacement of solar photovoltaics or solar thermal equipment</p>	Compliant.
<p>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 –</p>	
<p>(a) Obscure-glazed; and</p> <p>(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</p>	Could be addressed by Condition.

Summary:

The proposal is not considered to be lawful within the meaning of Section 192 of the Act, given such proposal fails to meet the requirements of Schedule 2 Part 1 Classes B and C of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended), namely:

B.1(d)(ii): the cubic content of the resulting roof space would exceed the cubic content of the original roof space by more than 50 cubic metres.

C.1(c): the proposed roof lights will protrude beyond the ridge line of the main roof.

Recommendation:

It is recommended that application 22/3535/PS192 is not supported for the above reasons.

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: 05/01/2023

I agree the recommendation: CTA

Team Leader/Head of Development Management/Principal Planner

Dated:23/01/2023.....

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
