

# PLANNING REPORT

Printed for officer by

Jack Morris on 27 February 2023

## Application reference: 23/0139/PS192 TEDDINGTON WARD

Date application received	Date made valid	Target report date	8 Week date
17.01.2023	17.01.2023	14.03.2023	14.03.2023

**Site:**

10 Avenue Road, Teddington, TW11 0BT,

**Proposal:**

Hip to gable and rear dormer roof extensions.

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

**APPLICANT NAME**

Taylor  
10 Avenue Road  
Teddington  
Richmond Upon Thames  
TW11 0BT

**AGENT NAME**

- Fletcher Crane Architects  
44  
Union Street  
Kingston Upon Thames  
KT1 1RP

**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: GTD

Date:03/06/1977

Application:77/0409

Demolition of existing and erection of a new garage and verandah.

Development Management

Status: GTD

Date:03/05/2005

Application:05/0694/HOT

Erection of single storey side extension, rear conservatory, conversion of garage and rear dormer loft conversion

Development Management

Status: GTD

Date:11/02/2013

Application:12/3949/HOT

Part two storey, part single storey rear extension and raised terrace

Development Management

Status: WDN

Date:14/11/2022

Application:22/2696/HOT

Hip to gable roof infill to provide larger bedroom in roof space. First floor rear extension, as previously approved 12/3949/HOT, but not built within timescale.

Development Management

Status: REF Application:22/3338/PS192  
Date:20/12/2022 Hip to gable side roof infill and rear dormer.

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Development Management  
Status: PCO Application:23/0139/PS192  
Date: Hip to gable and rear dormer roof extensions.

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Building Control  
Deposit Date: 17.06.2005 Side single storey utility room extension, conversion of existing garage into habitable room and roof conversion into bedroom with en-suite with a new stair from first floor

Reference: 05/1244/BN

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Building Control  
Deposit Date: 20.10.2005 New installation rewire or partial rewire One or more new circuits Main/ supplementary equipotential bonding Ring/ radial power circuit Lighting circuit Dwelling house Special location (room containing bath or shower swimming pool sauna)

Reference: 07/NIC00020/NICEIC

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Building Control  
Deposit Date: 07.05.2013 Rear ground floor extension and internal alterations to an existing dwelling

Reference: 13/0850/IN

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Building Control  
Deposit Date: 12.09.2013 New installation (New Build)  
Reference: 13/NIC07641/NICEIC

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Building Control  
Deposit Date: 19.07.2013 Installed a Gas Boiler Installed an Unvented Hot Water Storage Vessel

Reference: 13/FEN07558/GASAFE

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<b>Application Number</b>	<b>23/0139/PS192</b>
<b>Address</b>	<b>10 Avenue Road Teddington TW11 0BT</b>
<b>Proposal</b>	<b>Hip to gable and rear dormer roof extensions.</b>
<b>Contact Officer</b>	<b>JMO</b>

### 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 host dwelling is a three storey semi detached dwelling.

The application site is situated within Teddington Village and is designated as:



- Area Susceptible To Groundwater Flood - Environment Agency (Superficial Deposits Flooding - >= 75% - SSA Pool ID: 179)
- Article 4 Direction Basements (Article 4 Direction - Basements / Ref: ART4/BASEMENTS / Effective from: 18/04/2018)
- Main Centre Buffer Zone (Teddington Town Centre Boundary Buffer Zone - A residential development or a mixed use scheme within this 400 metre buffer area identified within the Plan does not have to apply the Sequential Test (for Flood Risk) as set out in Local Plan policy LP21.)
- Risk of Flooding from Surface Water 1 in 1000 chance - Environment Agency (RoFSW Extent 1 In 1000 year chance - SSA Pool ID: 42952)
- Take Away Management Zone (Take Away Management Zone)

**3. DESCRIPTION OF THE PROPOSAL AND ANY RELEVANT PLANNING HISTORY**

The proposal seeks to carry out a hip to gable extension, install a rear dormer, and add rooflights.

Volume calculation As submitted by agent and confirmed by officer.

**CALCULATION (to check computer screenshot measurement shown):**

Hip to gable:  $\frac{1}{3rd} \left( \frac{9.1m \times 3.6m}{2} \right) \times 3.3m = 18.02m^3$	Front chimney: $(2.2m \times 0.5m \times 1m) - \left( \frac{1m \times 0.5m \times 1m}{2} \right) = 0.85m^3$
Dormer:  $\frac{2.8m \times 3.5m \times 6.4m}{2} = 31.36m^3$	Rear chimney: $(1.4m \times 0.2m \times 1m) - \left( \frac{0.6m \times 0.2m \times 1m}{2} \right) = 0.2m^3$
TOTAL: 49.38m <sup>3</sup> (Proposed minus chimneys) 48.33m <sup>3</sup>	

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:

Development Management

Status: GTD	Application:05/0694/HOT
Date:03/05/2005	Erection of single storey side extension, rear conservatory, conversion of garage and rear dormer loft conversion

Development Management

Status: WDN	Application:22/2696/HOT
Date:14/11/2022	Hip to gable roof infill to provide larger bedroom in roof space. First floor rear extension, as previously approved 12/3949/HOT, but not built within timescale.

Development Management

Status: REF	Application:22/3338/PS192
Date:20/12/2022	Hip to gable side roof infill and rear dormer.

**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>B.1 Development is not permitted by Class A if—</b>	<b>Officer's Comment:</b>
<b>(a)</b> 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>(b)</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
<b>(c)</b> 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
<b>(d)</b> 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)
<b>(e)</b> it would consist of or include— (i) the construction or provision of a veranda, balcony or raised platform, or (ii) the installation, alteration or replacement of a chimney, flue or soil and vent pipe;	Complies
<b>(f)</b> the dwellinghouse is on article 2(3) land;	Complies
<b>(g)</b> the dwellinghouse is built under Part 20 of this Schedule (construction of new dwellinghouses); or	Complies
<b>(h)</b> 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>B.2 Development is permitted by Class B subject to the following conditions—</b>	<b>Officer's Comment:</b>
<b>(a)</b> 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  annotated on plan
<b>(b)</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	Complies

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 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—

<b>C.1 Development is not permitted by Class C if</b>	<b>Officer’s Comment:</b>
(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;	Complies
e. 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—

<b>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</b>	<b>Officer’s Comment:</b>
(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

**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  YES  NO

Case Officer (Initials): JMO

Dated: 27/02/2023

**I agree the recommendation:**

Team Leader/Head of Development Management/Principal Planner

VAA

Dated: 28.02.2023

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: .....

<b>REASONS:</b>
<b>CONDITIONS:</b>
<b>INFORMATIVES:</b>
<b>UDP POLICIES:</b>
<b>OTHER POLICIES:</b>

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**

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**CONDITIONS**

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**INFORMATIVES**

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U0075306	Composite Informative
U0075307	Drawings