

Application reference: 23/0550/PS192 TEDDINGTON WARD

Date application received	Date made valid	Target report date	8 Week date
01.03.2023	01.03.2023	26.04.2023	26.04.2023

Site:

19 Luther Road, Teddington, TW11 8PU,

Proposal:

Rear dormer roof extension

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

APPLICANT NAME

Mr Claudio Borges
19 Luther Road
Teddington
Richmond Upon Thames
TW11 8PU
United Kingdom

AGENT NAME

Mr Sean Weston
Unit 15, Teddington Business
Park
Station Road
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:

-

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

Development Management

Status: GTD

Date: 21/10/1980

Application: 80/1082

Erection of part single, part two storey rear extension.

Development Management

Status: PCO

Date:

Application: 23/0549/HOT

Erection of a single storey rear extension. Replacement of existing windows on front elevation, with bay window on ground floor and sash windows on first floor.

Development Management

Status: PDE

Date:

Application: 23/0550/PS192

Rear dormer roof extension

Building Control

Deposit Date: 21.01.2008

6 Windows 2 Doors

Reference: 08/FEN00291/FENSA

Building Control

Deposit Date: 18.01.2008

Installed a Gas Boiler

Application Number	23/0550/PS192
Address	19 Luther Road, Teddington, TW11 8PU
Proposal	Rear dormer roof extension
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 mid-terrace dwellinghouse on the north side of Luther Road, Teddington.

The application site is situated within Character Area 1 of the Hampton Wick and Teddington Village Planning Guidance and is designated as:

- Article 4 Direction – restricting basement development
- Area susceptible to groundwater flooding – Environment Agency
- Critical Drainage Area – Environment Agency
- Increased Potential Elevated Groundwater
- Main Centre Buffer Zone – Teddington Town Centre
- Surface Water Flooding (Area Less Susceptible to) - Environment Agency
- Risk of Flooding from Surface Water 1 in 100 chance - Environment Agency
- Risk of Flooding from Surface Water 1 in 1000 chance - Environment Agency

3. DESCRIPTION OF THE PROPOSAL AND ANY RELEVANT PLANNING HISTORY

The application proposes a rear dormer roof extension.

Volume calculation:

Rear dormer

$$4.08 \times 2.31 \times 3.78/2 = 17.81\text{m}^3$$

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

Relevant planning history for the subject site:

- **80/1082** - Erection of part single, part two storey rear extension. **Granted.**
- **23/0549/HOT** - Erection of a single storey rear extension. Replacement of existing windows on front elevation, with bay window on ground floor and sash windows on first floor. **Pending consideration.**

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

A revised proposed elevation drawing was received 8th March 2023. Specifically, this changed the colour of the proposed sliding doors on the dormer to be white to match the existing arrangement in accordance with criteria B.2(a).

A further revised plan was received 14th March 2023, amending the width of the dormer on the proposed roof plan to be consistent with other elevations.

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 alterations to the existing dormer roof extension will be assessed under Class B.

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)
(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;	Not applicable.
(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 confirmed in revised elevations drawings.
(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	Complies.

<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>(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.

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:15/03/2023.....

I agree the recommendation:

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

Dated: ...GE 15/03/2023.....

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

U0075722	PS192 Informative
----------	-------------------