



PLANNING REPORT

Printed for officer by

.Jack Morris on 10 May 2023

Application reference: 23/0808/PS192

TEDDINGTON WARD

Date application received	Date made valid	Target report date	8 Week date
28.03.2023	28.03.2023	23.05.2023	23.05.2023

Site:

45 Church Lane, Teddington, TW11 8PA,

Proposal:

Loft conversion with L-shaped dormer and the installation of two rooflights on the front roof slope.

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

APPLICANT NAME

Cengiz Bilik

45 Church Lane

Teddington

Richmond Upon Thames

TW11 8PA

AGENT NAME

Stella Kordista

25 Trevelyan Place

Heath Road

Haywards Heath

RH16 3AZ

United Kingdom

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:23/0808/PS192

Date:

Loft conversion with L-shaped dormer and the installation of two rooflights on the front roof slope.

Building Control

Deposit Date: 19.10.2017 Install replacement door(s) in a dwelling None of work subject to a Green Deal Plan

Reference: 17/200ER00200/CERTAS

Building Control

Deposit Date: 13.09.2017 Install a gas-fired boiler

Reference: 17/FEN03392/GASAFE

Building Control

Deposit Date: 04.04.2023 Loft conversion with rear dormer and extension over outrigger

Reference: 23/0515/IN

Application Number	23/0808/PS192
Address	45 Church Lane Teddington TW11 8PA
Proposal	Loft conversion with L-shaped dormer and the installation of two rooflights on the front roof slope.
Contact Officer	JMO

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 two storey terraced cottage in Teddington.

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: 337)
- Article 4 Direction Basements (Article 4 Direction - Basements / Ref: ART4/BASEMENTS / Effective from: 18/04/2018)
- Critical Drainage Area - Environment Agency (Teddington [Richmond] / Ref: Group8_006 /)
- Increased Potential Elevated Groundwater (GLA Drain London)
- Land Use Past Industrial (Start: 2002 End: 2004)
- 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.)
- Network Rail Safeguarding Zone (Network Rail asset, or within 10 metre of - Tenure: Freehold Ownership - Requirement to consult NR about sites within 10 metres of a railway line)
- Risk of Flooding from Surface Water 1 in 100 chance - Environment Agency (RoFSW Extent 1 In 100 year chance - SSA Pool ID: 27421)
- Risk of Flooding from Surface Water 1 in 1000 chance - Environment Agency (RoFSW Extent 1 In 1000 year chance - SSA Pool ID: 47770)
- Risk of Flooding from Surface Water 1 in 30 chance - Environment Agency (RoFSW Extent 1 In 30 year chance - SSA Pool ID: 12351)
- Surface Water Flooding (Area Susceptible to) - Environment Agency ()
- Take Away Management Zone (Take Away Management Zone)

3. DESCRIPTION OF THE PROPOSAL AND ANY RELEVANT PLANNING HISTORY

The proposal seeks carry out a loft conversion facilitated through the installation of an L-shaped dormer and rooflights to the front roof slope. Furthermore, the property's existing rear chimney would be removed.

Volume calculation submitted by agent for the case and confirmed by the officer.

VOLUME CALCULATIONS:

REAR DORMER =
 $(2.52\text{m} \times 4.16\text{m} \times 4.38\text{m}) / 2 = 22.96\text{m}^3$

REAR ADDITION DORMER =
 $((1.76\text{m} + 2.68\text{m}) / 2) \times 2.90\text{m} \times 2.60\text{m} +$
 $(0.32\text{m} \times 0.50\text{m} \times 1.29\text{m}) / 2 = 16.84\text{m}^3$

$22.96\text{m}^3 + 16.84\text{m}^3 = 39.80\text{m}^3$

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

The comprehensive list of planning history can be found above however the most relevant planning history is as follows:

There is no relevant planning history associated with the 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".

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) It is noted that the proposed volume would be very close to upper limit. An informative will be added to any decision to address this.
(e) 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;	Assessed under class G below
(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 dwelling house 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 annotated on plan
(b) the enlargement must be constructed so that—.	N/A

<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— (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 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— (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.</p>	N/A

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 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;	Assessed under Class G below
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—

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	N/A

(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.	N/A
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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

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: 10/05/2023

I agree the recommendation:

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

Dated: 12/05/2023.....

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

U0078081	Composite Informative
U0078082	Volume Limits
U0078083	Drawings