

## Application reference: 23/1488/PS192 TEDDINGTON WARD

Date application received	Date made valid	Target report date	8 Week date
31.05.2023	31.05.2023	26.07.2023	26.07.2023

**Site:**

12 Bridgeman Road, Teddington, TW11 9AH,

**Proposal:**

A proposed L-shape rear dormer loft conversion over the existing roof. Rooflight 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**

Ms Alice Westwell Smith  
12 Bridgeman Road  
Teddington  
Richmond Upon Thames  
TW11 9AH

**AGENT NAME**

Other More Space  
112 Gunnersbury Avenue  
Ealing  
London  
W5 4HB  
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: GTD Application:94/0878/FUL  
Date:04/05/1994 Erection Of Single Storey Rear Extension

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Development Management

Status: REF Application:87/0846  
Date:23/07/1987 Extension to roof space to provide bedroom.

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Development Management

Status: PCO Application:23/1488/PS192  
Date: A proposed L-shape rear dormer loft conversion over the existing roof.  
Rooflight to front elevation

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Appeal

Validation Date: Extension to roof space to provide bedroom.  
Reference: 87/0846

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Building Control

Deposit Date: 26.08.2006 FENSA Notification of Replacement Glazing comprising 11 Windows and 0  
Doors. Installed by Everest Ltd. FENSA Member No 12404. Installation ID  
4012653. Invoice No LW0980AK

Reference: 06/6633/FENSA

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Building Control

Deposit Date: 27.04.1994      Single storey rear extension  
Reference: 94/0404/1/FP

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Building Control

Deposit Date: 16.02.2010      Installed a Gas Boiler  
Reference: 10/FEN00773/GASAFE

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Building Control

Deposit Date: 03.12.2013      Replacement consumer unit  
Reference: 13/NIC08151/NICEIC

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<b>Application Number</b>	<b>23/1488/PS192</b>
<b>Address</b>	<b>12 Bridgeman Road, Teddington, TW11 9AH</b>
<b>Proposal</b>	<b>A proposed L-shape rear dormer loft conversion over the existing roof. Rooflight to front elevation.</b>
<b>Contact Officer</b>	<b>CBH</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 subject dwelling is a three storey terraced single family dwelling located on the southern side of Bridgeman Road.

Surrounding development consists of two and three storey detached and terraced brick residential dwelling houses and three-four storey apartment buildings.

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

The proposal seeks to carry out a loft conversion and rear dormer extension to create two bedrooms and a bathroom. Two rooflights are proposed to the rear elevation of the dormer extension and two rooflights are proposed to the front elevation of the existing roof.

### Volume Calculations

#### *Dormer 1*

Area of cross section =  $(2.139 \times 3.423) / 2 = 3.66\text{m}^2$

Depth of Dormer = 4.98m

Total Volume =  $3.66 \times 4.98 = 18.23\text{m}^3$

#### *Dormer 2*

Area of cross section =  $7.01\text{m}^2$

Depth of dormer = 3.07m

Total volume =  $7.01 \times 3.07 = 21.52\text{m}^3$

Total Volume of Dormers =  $18.23 + 21.52 = 39.75\text{m}^3$

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 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.

#### 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 B 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 dwelling house 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.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 – as annotated on the plans.
<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— the eaves of the original roof are maintained or reinstated; and 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  (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	Complies – as annotated on the plans.

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.	Not applicable

**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 – as annotated on the plans.
(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

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

**7. RECOMMENDATION**

**Grant Certificate**

**Recommendation:**

The determination of this application falls within the scope of Officer delegated powers - YES / NO

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): CBH

Dated: .....

**I agree the recommendation:**

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

Dated: 25/07/2023.....

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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