

**Application reference: 24/0899/PDE**  
**NORTH RICHMOND WARD**

Date application received	Date made valid	Target report date	8 Week date
08.04.2024	08.04.2024	20.05.2024	20.05.2024

**Site:**

61 Grena Road, Richmond, TW9 1XS,

**Proposal:**

Single storey rear extension 3.35m in depth, 3.20m in height and 3.00m in height to eaves.

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

**APPLICANT NAME**

Zhen Wang-Koh  
61 Greyhound Road  
London  
W6 8NH

**AGENT NAME**

Paul Dean Architect Ltd  
Mortlake Business Centre  
20 Mortlake High Street  
SW14 8JN

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

**Consultations:**

**Internal/External:**  
**Consultee**

**Expiry Date**

**Neighbours:**

- 18 Bedford Court, Grena Road, Richmond, TW9 1XT, - 09.04.2024
- 16 Bedford Court, Grena Road, Richmond, TW9 1XT, - 09.04.2024
- 14 Bedford Court, Grena Road, Richmond, TW9 1XT, - 09.04.2024
- 10 Bedford Court, Grena Road, Richmond, TW9 1XT, - 09.04.2024
- 8 Bedford Court, Grena Road, Richmond, TW9 1XT, - 09.04.2024
- 12 Bedford Court, Grena Road, Richmond, TW9 1XT, - 09.04.2024
- 41 Townshend Terrace, Richmond, TW9 1XN, - 09.04.2024
- 33 Townshend Terrace, Richmond, TW9 1XN, - 09.04.2024
- 31 Townshend Terrace, Richmond, TW9 1XN, - 09.04.2024
- 39 Townshend Terrace, Richmond, TW9 1XN, - 09.04.2024
- 37 Townshend Terrace, Richmond, TW9 1XN, - 09.04.2024
- 35 Townshend Terrace, Richmond, TW9 1XN, - 09.04.2024
- Top Flat, 7 Adelaide Road, Richmond, TW9 1XW, - 09.04.2024
- 9A Adelaide Road, Richmond, TW9 1XW, - 09.04.2024
- 9B Adelaide Road, Richmond, TW9 1XW, - 09.04.2024
- 7 Adelaide Road, Richmond, TW9 1XW, - 09.04.2024
- 11 Adelaide Road, Richmond, TW9 1XW, - 09.04.2024
- 63 Grena Road, Richmond, TW9 1XS, - 09.04.2024
- 59 Grena Road, Richmond, TW9 1XS, - 09.04.2024

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

Development Management

Status: GTD Application: 24/0891/PS192  
Date: 23/04/2024 L shaped roof extension. Rooflights to front elevation

Development Management

Status: PCO Application: 24/0899/PDE  
Date: Single storey rear extension 3.35m in depth, 3.20m in height and 3.00m in

height to eaves.

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Building Control

Deposit Date: 25.07.2007      2 Windows

Reference: 07/FEN00367/FENSA

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Building Control

Deposit Date: 05.09.2007      3 Windows

Reference: 07/FEN00644/FENSA

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Building Control

Deposit Date: 18.04.2008      2 Windows

Reference: 08/FEN00910/FENSA

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Building Control

Deposit Date: 05.02.2010      Installed a Gas Cooker

Reference: 14/FEN02189/GASAFE

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Building Control

Deposit Date: 05.05.2020      Install a gas-fired boiler

Reference: 20/FEN02495/GASAFE

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Enforcement

Opened Date: 04.03.1998      Enforcement Enquiry

Reference: 98/00115/EN

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<b>Application Number</b>	<b>24/0899/PDE</b>
<b>Address</b>	<b>61 Grena Road, Richmond TW9 1XS</b>
<b>Proposal</b>	<b>Single storey rear extension 3.35m in depth, 3.20m in height and 3.00m in height to eaves.</b>
<b>Contact Officer</b>	<b>Jack Davies</b>

## 1. INTRODUCTION

This application is of a nature where the Council's Constitution delegates the authority to make the decision to Officers rather than it being determined by the Planning Committee.

By indicating that the development proposal complies with the relevant provisions of the Town and Country Planning (General Permitted Development) Order 2015 (as amended) the planning officer is taking into account the information submitted with the application and any previous relevant applications.

No information has been discovered revealing removal of permitted development rights, it is therefore understood that the property's permitted development rights are intact and there are no restrictive conditions or outstanding Enforcement notices covering the property.

## 2. DESCRIPTION OF THE SITE

The application site comprises a two-storey, mid-terraced dwellinghouse within Richmond and Richmond Hill Village. It is not within a Conservation Area.

## 3. RELEVANT PLANNING HISTORY

**24/0891/PS192** - L shaped roof extension. Rooflights to front elevation. **Granted**

## 4. ASSESSMENT AGAINST THE GPDO CRITERIA

This application is for determination as to whether prior approval of a larger home extension is required. The determination is made in relation to the provisions of Class A of the Town and Country Planning (General Permitted Development) Order.

A.1 Development is not permitted by Class A if:

		Complies	
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);	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
B	As a result of the works, the total area of ground covered by buildings within the curtilage of the dwellinghouse (other than the original dwellinghouse) would exceed 50% of the total area of the curtilage (excluding the ground area of the original dwellinghouse);	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
C	The height of the part of the dwellinghouse enlarged, improved or altered would exceed the height of the highest part of the roof of the existing dwellinghouse	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
D	The height of the eaves of the part of the dwellinghouse enlarged, improved or altered would exceed the height of the eaves of the existing dwellinghouse	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
E	The enlarged part of the dwellinghouse would extend beyond a wall which- Forms the principal elevation of the original dwellinghouse; or Fronts a highway and forms a side elevation of the original dwellinghouse;	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
F	Subject to paragraph (g), The enlarged part of the dwellinghouse would have a single storey and- Extend beyond the rear wall of the original dwellinghouse by more than 4 metres in the case of a detached dwellinghouse, or 3 metres in the case of any other dwellinghouse, Exceed 4 metres in height	See Para G	
G	For a dwellinghouse not on article 2(3) land nor on a site of special scientific interest, the enlarged part of the dwellinghouse would have a single storey and -	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>

	Extend beyond the rear wall of the original dwellinghouse by more than 8 metres in the case of a detached dwellinghouse, or 6 metres in the case of any other dwellinghouse, or Exceed 4 metres in height		
H	The enlarged part of the dwellinghouse would have more than a single storey and- (i) Extend beyond the rear wall of the original dwellinghouse by more than 3 meters, or (ii) Be within 7 meters of any boundary of the curtilage of the dwellinghouse being enlarged which is opposite the rear wall of that dwellinghouse	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
I	The enlarged part of the dwellinghouse would be within 2 meters of the boundary of the curtilage of the dwellinghouse, and the height of the eaves of the enlarged part would exceed 3 meters	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
J	The enlarged part of the dwellinghouse would extend beyond a wall forming a side elevation of the original dwellinghouse, and would- Exceed 4 meters in height, Have more than a single storey, or Have a width greater than half the width of the original dwellinghouse;	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
JA	Any total enlargement (being the enlarged part together with any existing enlargement of the original dwellinghouse to which it will be joined) exceeds or would exceed the limits set out in sub-paragraphs (e) to (j);	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
K	It would consist of or include--- (i) The construction or provision of a verandah, balcony or raised platform, (ii) The installation, alteration or replacement of a microwave antenna, (iii) The installation, alteration or replacement of a chimney, flue or soil and vent pipe, or (iv) An alteration to any part of the roof of the dwellinghouse.	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
L	The dwellinghouse is built under Part 20 of this Schedule (construction of new dwellinghouses).	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>

A.2 In the case of a dwellinghouse on article 2(3) land, development is not permitted by Class A if-

		Complies		
A	It would consist of or include the cladding of any part of the exterior of the dwellinghouse with stone, artificial stone, pebble dash, render, timber, plastic or tiles	Yes <input type="checkbox"/>	No <input type="checkbox"/>	N/A <input checked="" type="checkbox"/>
B	The enlarged part of the dwellinghouse would extend beyond a wall forming a side elevation of the original dwellinghouse; or	Yes <input type="checkbox"/>	No <input type="checkbox"/>	N/A <input checked="" type="checkbox"/>
C	The enlarged part of the dwellinghouse would have more than a single storey and extend beyond the rear wall of the original dwellinghouse	Yes <input type="checkbox"/>	No <input type="checkbox"/>	N/A <input checked="" type="checkbox"/>
D	any total enlargement (being the enlarged part together with any existing enlargement of the original dwellinghouse to which it will be joined) exceeds or would exceed the limits set out in sub-paragraphs (b) and (c)	Yes <input type="checkbox"/>	No <input type="checkbox"/>	N/A <input checked="" type="checkbox"/>

A.3 Development is permitted by Class A subject to the following conditions-

		Complies		
A	The materials used in any exterior work (other than materials used in the construction of a conservatory) must be of a similar appearance to those used in the construction of the exterior of the existing dwellinghouse	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	N/A <input type="checkbox"/>
B	Any upper-floor window located in a wall or roof slope forming a side elevation of the dwellinghouse must be obscure-glazed, and 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; and	Yes <input type="checkbox"/>	No <input type="checkbox"/>	N/A <input checked="" type="checkbox"/>
C	Where the enlarged part of the dwellinghouse has more than a single storey, or forms an upper storey on an existing enlargements of the original dwellinghouse, the roof pitch of the enlarged part must, so far as practicable, be the same as the roof pitch of the original dwellinghouse	Yes <input type="checkbox"/>	No <input type="checkbox"/>	N/A <input checked="" type="checkbox"/>

## 5. CONSULTATIONS CARRIED OUT

Adjoining neighbours have been consulted on the application, and no objections have been received.

**6. RECOMMENDATION**

**The prior approval of the Council is NOT REQUIRED for the development.**

**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): DAV Dated: 09.05.2024

**I agree the recommendation:**

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



Dated: ...10/05/2024.....