

Application reference: 24/1547/PS192
EAST SHEEN WARD

Date application received	Date made valid	Target report date	8 Week date
19.06.2024	19.06.2024	14.08.2024	14.08.2024

Site:

28 Coval Gardens, East Sheen, London, SW14 7DG

Proposal:

Hip to gable roof alteration, rear dormer and insertion of rooflights

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

APPLICANT NAME

Sam & Catherine Strachan &
Apthorpe
28 Coval Gardens
East Sheen
London
Richmond Upon Thames
SW14 7DG

AGENT NAME

Elaine Kimber
69-71 Windmill Rd
Sunbury on Thames
TW16 7DT

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 Application:01/2935
Date:31/12/2001 Part Single And Part Two Storey Rear Extension.

Development Management

Status: GTD Application:07/2544/ES191
Date:28/08/2007 Change garage to habitable room.

Development Management

Status: GTD Application:16/1807/HOT
Date:15/06/2016 Replacement of existing rear extension with a new full width, flat-roofed, single storey rear extension. Single storey front extension incorporating porch.

Development Management

Status: PCO Application:24/1547/PS192
Date: Hip to gable roof alteration, rear dormer and insertion of rooflights

Development Management

Status: PCO Application:24/1860/HOT
Date: Installation of AC unit - LG S12ET with imperforate barrier

<u>Building Control</u> Deposit Date: 14.02.2002	Part single,part two storey rear extension & formation of ground floor cloakroom
Reference: 02/0286/FP	
<u>Building Control</u> Deposit Date: 06.09.2002	FENSA Notification of Replacement Glazing comprising 18 Windows and 1 Doors. Installed by PACIFIC WINDOWS LIMITED. FENSA Member No 12506. Installation ID 110194. Invoice No 502021
Reference: 02/5227/FENSA	
<u>Building Control</u> Deposit Date: 08.08.2007	Conversion of existing internal garage to habitable
Reference: 07/1737/BN	
<u>Building Control</u> Deposit Date: 07.09.2007	1 Window
Reference: 07/FEN00692/FENSA	
<u>Building Control</u> Deposit Date: 08.10.2007	Installed a Gas Boiler Installed a Hot Water Storage Vessel (un-vented) Installed a Extract Fan Units Dom
Reference: 07/COR00913/CORGI	
<u>Building Control</u> Deposit Date: 08.10.2007	New consumer unit One or more new circuits Main/ supplementary equipotential bonding Dwelling house
Reference: 07/NIC03130/NICEIC	
<u>Building Control</u> Deposit Date: 09.09.2008	1 Door
Reference: 08/FEN02092/FENSA	
<u>Building Control</u> Deposit Date: 21.10.2016	Single storey rear and front extension with Internal alternation according to planning permssion with removal of chimney breast.
Reference: 16/2312/IN	
<u>Building Control</u> Deposit Date: 28.02.2017	Install replacement window in a dwelling
Reference: 17/FEN00763/FENSA	
<u>Building Control</u> Deposit Date: 09.04.2017	Install one or more new circuits Partial rewire
Reference: 17/NIC01024/NICEIC	
<u>Building Control</u> Deposit Date: 09.04.2017	New full electrical installation (new build)
Reference: 17/NIC01053/NICEIC	
<u>Building Control</u> Deposit Date: 12.11.2018	Install a gas fire Install a flue liner
Reference: 19/FEN00642/GASAFE	
<u>Building Control</u> Deposit Date: 17.12.2020	Install a gas-fired boiler
Reference: 23/FEN03939/GASAFE	

Application Number	24/1547/PS192
Address	28 Coval Gardens, East Sheen, London, SW14 7DG
Proposal	Hip to gable roof alteration, rear dormer and insertion of rooflights
Determination Date	14/08/2024

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 site comprises a two-storey semi-detached dwelling located on the northern end of Coval Gardens. The property is not listed, is not a Building of Townscape Merit (BTM) and does not fall within a conservation area. It is subject to the following constraints:

- Article 4 Direction – restricting basement development
- East Sheen Village
- Temple Sheen Road/ Palmerston Road/ York Avenue Village Character Area.

3. DESCRIPTION OF THE PROPOSAL AND ANY RELEVANT PLANNING HISTORY

The application seeks permission for a *"Hip to gable roof alteration, rear dormer and insertion of rooflights"*.

The comprehensive list of planning history can be found above. No relevant planning history.

Volume Calculations:

Rear dormer

$$3.70 \times 5.96 \times 2.48 / 2 = 27.34$$

Hip to gable

$$9.65 \times 4.82 \times 3.25 / 6 = 25.19$$

Hip to gable overlap

$$2.51 \times 2.26 \times 6.71 / 3 (1.39 \times 2.66 \times 2.26 / 2) - (6.71 - 1.39) \times 2.66 \times 2.26 = 3.18$$

$$\text{Total: } 27.34 \text{ (rear dormer)} + 25.19 \text{ (hip to gable)} - 3.18 \text{ (hip to gable overlap)} = 49.35\text{m}^2$$

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);	Compliant
(b) any part of the dwellinghouse would, as a result of the works, exceed the height of the highest part of the existing roof;	Compliant
(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;	Compliant
(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;	Compliant (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;	Compliant
(f) the dwellinghouse is on article 2(3) land;	N/A
(g) the dwellinghouse is built under Part 20 of this Schedule (construction of new dwellinghouses); or	N/A
(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)	N/A

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;	Compliant. The submitted drawings confirm that the materials proposed in the construction of the proposals will be similar to those of the existing dwelling.
(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 metres from the eaves, measured	Compliant

<p>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>	<p>Not applicable.</p> <p>No windows are proposed to side elevations.</p>

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);	Compliant
(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;	Compliant
(c) it would result in the highest part of the alteration being higher than the highest part of the original roof;	Compliant
(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;	Compliant
(a) the dwellinghouse is built under Part 20 of this Schedule (construction of new dwellinghouses)	Not Applicable

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	Not Applicable
(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.	Not Applicable

7. RECOMMENDATION

Grant Certificate

Recommendation:

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

It is recommended that application 24/1547/192 is granted.

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):I.ZM..... Dated:29/07/2024.....

I agree the recommendation:

SG
Senior Planner

Dated:29/07/2024.....

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

U0093314	Biodiversity Gain Plan No Pre-Approval
U0093315	Composite Informative
U0093316	Decision drawing numbers ~~