

Application reference: 24/1756/PDE
HAM, PETERSHAM, RICHMOND RIVERSIDE WARD

Date application received	Date made valid	Target report date	8 Week date
10.07.2024	10.07.2024	21.08.2024	21.08.2024

Site:

209 Ashburnham Road, Ham, Richmond, TW10 7SE

Proposal:

Single-storey rear extension (3.4m depth, 3m eaves height, 3m overall height).

APPLICANT NAME

Mr Daniel Quang Minh
209 Ashburnham Road
Ham
Richmond
TW10 7SE

AGENT NAME

Mr Pouya Zamanpour
Studio 7
160 Barlby Road
London
W10 6BS

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

Neighbours:

1 Breamwater Gardens, Ham, Richmond, TW10 7SF, - 11.07.2024
207 Ashburnham Road, Ham, Richmond, TW10 7SE, - 11.07.2024

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

Development Management

Status: REF Application: 71/1545
Date: 07/09/1971 Erection of extension to front of house for use as bedroom and study.

Development Management

Status: WDN Application: 24/1318/HOT
Date: 25/06/2024 Remove conservatory and pond. Single storey rear/side extension with sedum roof. Replace all windows. Solar panels an x1 rooflight to rear roofslope. Pergola to front/side elevation. Air Source Heat Pump in rear garden. Install wooden fence to side boundary.

Development Management

Status: PCO Application: 24/1754/PS192
Date: Installation of Air Source Heat Pump, 17 Solar Panels on the rear roof slope, rear rooflight, replacement of existing windows, repairs to pergola and replacement front porch.

Development Management

Status: PDE Application: 24/1756/PDE
Date: Single-storey rear extension (3.4m depth, 3m eaves height, 3m overall height).

Building Control

Deposit Date: 29.10.2005 Installed a Gas Warm Air Heater
Reference: 06/95610/CORGI

Building Control

Deposit Date: 20.03.2020 Install replacement window in a dwelling Install replacement door in a dwelling
Reference: 20/FEN00430/FENSA

Building Control

Deposit Date: 27.07.2020 Install replacement windows in a dwelling
Reference: 20/FEN01145/FENSA

Application Number	24/1756/PDE
Address	209 Ashburnham Road, Ham, Richmond, TW10 7SE
Proposal	Single-storey rear extension (3.4m depth, 3m eaves height, 3m overall height).
Contact Officer	Kerry McLaughlin

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 proposal property is a two-storey, terraced dwelling, located on the western side of Ashburnham Road.

The application site is subject to the following planning constraints:

Area Susceptible to Groundwater Flood - Environment Agency	Superficial Deposits Flooding - >= 50% <75% - SSA Pool ID: 181
Article 4 Direction Basements	Article 4 Direction - Basements / Ref: ART4/BASEMENTS / Effective from: 18/04/2018
Land Use Past Industrial	Gravel Pit. EXTENTS FROM BGS ARTIFICIAL GEOLOGY LAYER Start: 2002 End: 2004
Neighbourhood Plan Area	Ham and Petersham Neighbourhood Area - Ham and Petersham Neighbourhood Plan - Adopted by Council on 22 January 2019
Surface Water Flooding (Area Less Susceptible to) - Environment Agency	
Village	Ham and Petersham Village
Ward	Ham, Petersham and Richmond Riverside Ward

3. RELEVANT PLANNING HISTORY

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. 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,	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>

	improved or altered would exceed the height of the eaves of the existing dwellinghouse		
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 - 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	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
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-
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		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)

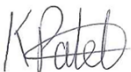
This application has representations online (which are not on the file) YES NO

This application has representations on file YES NO

Case Officer (Initials): KM

Dated: 02.08.2024

I agree the recommendation:



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

Dated: ...05/08/2024.....