



PLANNING REPORT

Printed for officer by
Jasmine Loftus on 30 July 2024

ENVIRONMENT DIRECTORATE

Application reference: 24/1788/PS192
HAM, PETERSHAM, RICHMOND RIVERSIDE WARD

Date application received	Date made valid	Target report date	8 Week date
15.07.2024	15.07.2024	09.09.2024	09.09.2024

Site:
200 Ashburnham Road, Ham, Richmond, TW10 7NL

Proposal:
Side passage and storage infill by single-storey side extension

APPLICANT NAME
Mark Crompton
200 Ashburnham Road
Ham
Richmond Upon Thames
TW10 7NL

AGENT NAME
Sergio
Olavegogeoascoechea
142B Petersham Road
Wolsey House
Richmond
TW10 6UX

DC Site Notice: Not required.

Consultations:
Internal/External:
Consultee

Expiry Date

Neighbours:

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

<u>Development Management</u>	
Status: PCO	Application:24/1788/PS192
Date:	Side passage and storage infill by single-storey side extension
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<u>Development Management</u>	
Status: PCO	Application:24/1811/PDE
Date:	Single Storey Rear Extension (7.20m depth, 3.00m eaves height, 3.00m overall height).
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<u>Building Control</u>	
Deposit Date: 29.06.2006	Installed a Gas Boiler
Reference: 07/94172/CORGI	
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<u>Building Control</u>	
Deposit Date: 12.06.2018	Install a gas-fired boiler

Application Number	24/1788/PS192
Address	200 Ashburnham Road Ham Richmond TW10 7NL
Proposal	Side passage and storage infill by single-storey side extension
Contact Officer	Jasmine Loftus
Target date	08.09.2024

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 subject property is a two-storey detached dwelling finished in brick and PVC cladding. The site is located in Ham, directly adjacent to St Richards with St Andrews C Of E Primary School. Area is predominantly residential in character. Site is not located in a conservation area, nor is it listed or locally listed.

The application site is situated within Ham and Petersham Village and is designated as:

- Area Susceptible to Groundwater Flood
- Land Use Past Industrial
- Neighbourhood Plan Area
- Surface Water Flooding (Area Less Susceptible to)
- Ham, Petersham and Richmond Riverside Ward

3. DESCRIPTION OF THE PROPOSAL AND ANY RELEVANT PLANNING HISTORY

The proposal consists of a side infill extension within the existing built footprint:

This consists of the existing corrugated lean-to being removed. The garage roof would be partially raised by 0.35m. Structure would have a flat roof and total height of 2.9m.

To the front would be a window, with rear would be glazed doors and 1no. rooflight above. External walls finished in brick.

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:

24/1811/PDE	Single Storey Rear Extension (7.20m depth, 3.00m eaves height, 3.00m overall height).	Pending consideration
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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 A

The scheme IS considered to be permitted development under Class A ‘The enlargement, improvement or other alteration of a dwellinghouse’

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

A.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) as a result of the works, the total area of ground covered by buildings within the curtilage of the dwellinghouse (other than original dwellinghouse) would exceed 50% of the total area of the curtilage (excluding the ground area of the original dwellinghouse);	Complies
(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	Complies
(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;	Complies
(e) the enlarged part of the dwellinghouse would extend beyond a wall which – (i) forms the principal elevation of the original dwellinghouse; or (ii) fronts a highway and forms a side elevation of the original dwellinghouse	Complies
(f) subject to paragraph (g), the enlarged part of the dwellinghouse would have a single storey and --- (i) extend beyond the rear wall of the original dwellinghouse by more than 4m in the case of a detached dwellinghouse, or 3m in the case of any other dwellinghouse, or (ii) exceed 4m in height	Complies
(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 --- (i) extend beyond the rear wall of the original dwellinghouse by more than 8m in the case of a detached dwellinghouse, or 6m in the case of any other dwellinghouse, or (ii) exceed 4m in height;	Complies
(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 3m, or (ii) be within 7m of any boundary of the curtilage of the dwellinghouse being enlarged which is opposite the rear wall of that dwellinghouse	Complies
(i) the enlarged part of the dwellinghouse would be within 2m of the boundary of the curtilage of the dwellinghouse, and the height of the eaves of the enlarged part would exceed 3m;	Complies

<p>(j) the enlarged part of the dwellinghouse would extend beyond a wall forming a side elevation of the original dwellinghouse, and would --- (i) exceed 4m in height, (ii) have more than a single storey, or Have a width greater than half the width of the original dwellinghouse;</p>	Complies
<p>(ja) any total enlargement (being the enlarged part together with any existing enlargement of the dwellinghouse to which it will be joined) exceeds or would exceed the limits set out in sub-paragraphs (e) to (j);</p>	Complies
<p>(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, soil and vent pipe, or (iv) an alteration to any part of the roof of the dwellinghouse or</p>	Complies
<p>(l) the dwellinghouse is built under Part 20 of this Schedule (construction of new dwellinghouses).</p>	Complies

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

A.2 In the case of a dwellinghouse on article 2(3) land, development is not permitted by Class A if —	Officer's Comment:
<p>(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;</p>	N/A
<p>(b) The enlarged part of the dwellinghouse would extend beyond a wall forming a side elevation of the original dwellinghouse; or</p>	N/A
<p>(c) The enlarged part of the dwellinghouse would have more than a single storey and extend beyond the rear wall of the original dwellinghouse</p>	N/A
<p>(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).</p>	N/A

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

A.3 Development is permitted by Class A subject to the following conditions—	Officer's Comment:
<p>(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;</p>	Complies
<p>(b) any upper-floor window located in 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>	Complies

<p>(c) where an enlarged part of the dwellinghouse has more than a single storey, or forms an upper storey to an existing enlargement 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.</p>	<p>Complies</p>
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7. RECOMMENDATION

Grant Certificate

Recommendation:

The determination of this application falls within the scope of Officer delegated powers.

I therefore recommend the following:

- 1. REFUSAL
- 2. PERMISSION
- 3. FORWARD TO COMMITTEE

This application is CIL liable YES NO
 This application requires a Legal Agreement YES NO
 This application has representations on file YES NO

Case Officer (Initials): **JLO** Dated: 09/08/2024

I agree the recommendation:

Senior Planner

VAA

Dated: 12.08.24