



LONDON BOROUGH OF
RICHMOND UPON THAMES

ENVIRONMENT DIRECTORATE

PLANNING REPORT

Application reference: 24/1589/PS192
HAMPTON WICK AND SOUTH TEDDINGTON WARD

Date application received	Date made valid	Target report date	8 Week date
24.06.2024	24.06.2024	19.08.2024	19.08.2024

Site:

233 Kingston Road, Teddington, TW11 9JJ,

Proposal:

Rear dormer roof extension.

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

APPLICANT NAME

Mr Brian Mills
233 Kingston Road
Teddington
Richmond Upon Thames
TW11 9JJ
United Kingdom

AGENT NAME

Mr Nigel Fallon
164 Japonica Lane
Willen Park
Milton Keynes
MK15 9EE

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

Date:13/09/1999

Application:99/1639

Single Storey Rear Extension.

Development Management

Status: GTD

Date:05/05/1967

Application:67/0385

Erection of garage for two cars.

Development Management

Status: PCO

Date:

Application:24/1581/PDE

Single storey rear extension (6.00m depth, 2.80m eaves height, 3.40m overall height).

Development Management

Status: PCO

Date:

Application:24/1589/PS192

Rear dormer roof extension.

Building Control

Deposit Date: 04.11.1999 Single storey extension
Reference: 99/1934/BN

Building Control

Deposit Date: 02.09.2023 Single storey extension to existing single storey rear extension
Reference: 23/1332/FP

Application Number	24/1589/PS192
Address	233 Kingston Road, Teddington, TW11 9JJ
Proposal	Rear dormer roof extension (as per application form)
Contact Officer	GAP

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.

The Permitted development rights for householders - Technical Guidance (2019) states that:

"Article 2(3) land" - this includes land within a National Park, the Broads, an area of outstanding natural beauty, an area designated as a conservation area, and land within World Heritage Sites.

2. DESCRIPTION OF THE SITE AND ITS SURROUNDINGS

The application site is situated within Teddington Village, in Hampton Wick Ward, and is occupied by No. 233 Kingston Road, a mid-terrace property, located to the eastern side of Kingston Road, Teddington, TW11 9JJ. No. 233 Kingston Road is not locally or nationally listed nor located in a conservation area. No TPOs have been detected within the grounds of the application site as well as its immediate surroundings.

3. DESCRIPTION OF THE PROPOSAL AND ANY RELEVANT PLANNING HISTORY

The scheme seeks confirmation in the form of a lawful development certificate that the construction of the development described below would constitute permitted development.

The development is related to: a rear dormer roof extension (Class B), No. 3 roof lights to the front roof slope (Class C), and alterations to the existing SVP (Class G).

The comprehensive list of planning history can be found above.

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 proposal falls under Class B - an addition or alteration to the roof.

Requirements under Class B	Compliance
B.1 Development is not permitted by Class B if-	
(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 2 of this Schedule (change 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 (ii) 50 cubic metres in any other case	Compliant. The Volume Calculation contained in the Drawings Nos. 02 and 03 is found to be correct.
(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. See Class G below.
(f) The dwellinghouse is on article 2(3) land	Not Applicable.
B.2 Development is permitted by Class B subject to the following conditions:	
(a) The materials used in any exterior work shall be of a similar appearance to those used in the construction of the exterior of the existing dwellinghouse	Compliant.
(b) The enlargement shall 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 shall, so far as practicable, be 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 external wall of the original dwellinghouse	Compliant.

(c) Any window inserted on a wall or roof slope forming a side elevation of the dwellinghouse shall be – (i) Obscure-glazed, and (ii) Non-opening unless the parts of the windows which can be opened are more than 1.7 metres above the floor of the room in which the window is installed	Not Applicable.
---	-----------------

The proposal falls under Class C - other alterations to the roof.

Requirements under Class C	Compliance
C.1 Development is not permitted by Class C if-	
(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 2 of this Schedule (change 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; or	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.
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 shall be –	
(a) Obscure-glazed; and (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.

The proposal falls under Class G - chimney, flues etc.

Requirements under Class G	Compliance
G.1 Development is not permitted by Class G if-	
(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 (change of use);	Compliant.
(b) the height of the chimney, flue or soil and vent pipe would exceed the highest part of the roof by 1 metre or more; or	Compliant.
(c) in the case of a dwellinghouse on article 2(3) land, the chimney, flue or soil and vent pipe would be installed on a wall or roof slope which- (i) fronts a highway, and (ii) forms either the principal elevation or a side elevation of the dwellinghouse.	Not Applicable.

7. RECOMMENDATION

Grant Certificate

Summary:

The proposal is considered to be lawful within the meaning of Section 192 of the Act, given such proposal meets the requirements of Classes B, C and G of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).

Recommendation:

It is recommended that application 24/1589/PS192 is supported, and a Lawful Development Certificate is issued.

Recommendation:

The determination of this application falls within the scope of Officer delegated powers - **YES**

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): GAP

Dated: 03/07/2024

I agree the recommendation:

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

Dated: 14/08/2024.....

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
