

Application reference: 24/1637/PS192
WEST TWICKENHAM WARD

Date application received	Date made valid	Target report date	8 Week date
28.06.2024	28.06.2024	23.08.2024	23.08.2024

Site:

34 Hospital Bridge Road, Twickenham, TW2 5UJ,

Proposal:

Hip to gable and rear dormer roof extensions. Rooflight to front elevation

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

APPLICANT NAME

Mr Petar Moshev
34 Hospital Bridge Road
Twickenham
Richmond Upon Thames
TW2 5UJ

AGENT NAME

Kevin Given
113 Glenluce, Vigo
Vigo
Chester le Street
DH3 2JA
United Kingdom

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: REF Application:23/0276/HOT
Date:04/04/2023 PROPOSED SINGLE STOREY SIDE AND REAR EXTENSION

Development Management

Status: GTD Application:23/0277/PS192
Date:22/03/2023 Creation of vehicle access and hardstanding at front of property

Development Management

Status: GTD Application:23/0962/HOT
Date:07/06/2023 PROPOSED SINGLE STOREY SIDE AND REAR EXTENSION

Development Management

Status: PCO Application:24/1542/HOT
Date: Single storey side and rear extension at ground floor, alterations to existing windows at first floor, new front porch

Development Management

Status: PDE Application:24/1637/PS192
Date: Hip to gable and rear dormer roof extensions. Rooflight to front elevation

Building Control

Deposit Date: 28.06.2023 Single storey rear extension
Reference: 23/1027/IN

Application Number	24/1637/PS192
Address	34 Hospital Bridge Road Twickenham TW2 5UJ
Proposal	Hip to gable and rear dormer roof extensions. Rooflight to front elevation.
Contact Officer	Phil Shipton

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 site consists of a semi-detached dwellinghouse located on the northern side of Hospital Bridge Road. The subject dwellinghouse forms part of a row of such dwellinghouses with near identical architectural design and appearance, that extends from 4 no. Hospital Bridge Road to the adjoining dwellinghouse to that of the subject dwellinghouse (36 no. Hospital Bridge Road). However, many of the dwellinghouses in this row have undergone varying extents of roof extensions, rear dormers and rooflights. As such, changes to the roof form and introduction of rooflights is a common feature among these dwellinghouses and Hospital Bridge Road in general.

The application site is situated within Twickenham Village and is designated as:

- Fulwell Park - Area 3 Twickenham Village Character Area
- Area Susceptible To Groundwater Flood - Environment Agency
- Article 4 Direction Basements
- Community Infrastructure Levy Band - Low
- Take Away Management Zone

3. DESCRIPTION OF THE PROPOSAL AND ANY RELEVANT PLANNING HISTORY

The proposal includes a hip to gable roof extension and a rear dormer roof extension, with a new rooflight on front elevation roof. The rear dormer is proposed with a new window and double doors with guardrail.

Volume calculation:

Hip to gable roof extension

$$2.85\text{m (h)} \times 7.22\text{m (w)} \times 3.61\text{m (d)} / 6 = 12.38\text{m}^3$$

Rear dormer roof extension

$$2.63\text{m (h)} \times 5.04\text{m (w)} \times 3.41\text{m (d)} / 2 = 22.60\text{m}^3$$

Roofline extension

$$8.10\text{m (h)} \times 2.04\text{m (w)} \times 1.02\text{m (d)} / 2 = 0.28\text{m}^3$$

Total: 34.7m³

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:

Ref	Proposal	Decision	Dec Date
24/1542/HOT	Single storey side and rear extension at ground floor, alterations to existing windows at first floor, new front porch	Active	
23/0962/HOT	Proposed single storey side and rear extension	Granted	06/06/2023
23/0276/HOT	Proposed single storey side and rear extension	Refused	04/04/2023
23/0277/PS192	Creation of vehicle access and hardstanding at front of property	Granted	22/03/2023

The granted and proposed single storey side and rear extensions have no bearing on the proposed hip to gable extension and rear dormer extension proposed by this application being 24/24/1637/PS192 and will be considered separately.

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.

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".

The hip to gable extension and rear dormer extension will be assessed as Class B of the Order. The proposed rooflights will be assessed as Class C of the Order.

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

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;	Complies. As confirmed by the submitted plans.
(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 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; and	Complies (dormer extension extends to not less than 0.2m from the eaves, as stated in the submitted application form)
(c) any window inserted on 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.	Complies

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);	Complies
(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;	Complies (< 0.15m as stated in the submitted application form)
(c) it would result in the highest part of the alteration being higher than the highest part of the original roof;	Complies
(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;	Not applicable
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	Not applicable

room in which the window is installed.

7. RECOMMENDATION

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): PSH Dated: 05/08/2024.....

I agree the recommendation: TFA

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

Dated:20/08/2024.....

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

U0093476	Composite Informative
U0093477	PS192 Informative