



**Application reference: 24/1655/PS192**  
**FULWELL AND HAMPTON HILL WARD**

Date application received	Date made valid	Target report date	8 Week date
01.07.2024	01.07.2024	26.08.2024	26.08.2024

**Site:**  
112 Fulwell Road, Teddington, TW11 0RQ,

**Proposal:**  
PROPOSED ERECTION OF A DORMER ROOF EXTENSION TO REAR OUTRIGGER INVOLVING CHANGE TO EXISTING REAR DORMER FENESTRATION. CHANGE TO ROOFLIGHTS TO FRONT ELEVATIONS.

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

**APPLICANT NAME**  
Mr Andrew Willis  
112 Fulwell Road  
Teddington  
Richmond Upon Thames  
TW11 0RQ

**AGENT NAME**  
Hanna Kurnel  
322 Richmond Road  
Kingston Upon Thames  
KT2 5PP  
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:**

<u>Development Management</u> Status: REF Date:21/12/2007	Application:07/4021/HOT Single storey rear extension
<u>Development Management</u> Status: GTD Date:22/02/2008	Application:08/0290/HOT Single storey rear extension
<u>Development Management</u> Status: WDN	Application:24/1179/HOT

Date:03/07/2024                      ERECTION OF A DORMER ROOF EXTENSION TO REAR  
OUTRIGGER AND ALTERATIONS TO ROOF LIGHTS.

---

Development Management  
Status: PCO                      Application:24/1655/PS192  
Date:                              PROPOSED ERECTION OF A DORMER ROOF  
EXTENSION TO REAR OUTRIGGER INVOLVING CHANGE  
TO EXISTING REAR DORMER FENESTRATION. CHANGE  
TO ROOFLIGHTS TO FRONT ELEVATIONS.

---

Building Control  
Deposit Date: 04.02.2002              Loft conversion  
Reference: 02/0201/BN

---

Building Control  
Deposit Date: 20.11.2007              Single storey rear extension  
Reference: 07/2498/FP

---

Building Control  
Deposit Date: 05.11.2008              Single storey rear extension  
Reference: 07/2498/FP/1

---

Building Control  
Deposit Date: 21.01.2011              Circuit alteration or addition in kitchen/ special location  
Lighting/Power outdoors One or more new circuits ELV  
lighting within the building  
Reference: 11/NIC00778/NICEIC

---

Building Control  
Deposit Date: 22.08.2012              Single storey rear extension  
Reference: 07/2498/FP/2

---

Building Control  
Deposit Date: 21.01.2011              Installed a Gas Cooker  
Reference: 14/FEN02843/GASAFE

---

Building Control  
Deposit Date: 23.02.2018              Install a replacement consumer unit  
Reference: 18/NIC00437/NICEIC

---

<b>Application Number</b>	<b>24/1655/PS192</b>
<b>Address</b>	<b>112 Fulwell Road Teddington TW11 0RQ</b>
<b>Proposal</b>	<b>Proposed erection of a dormer roof extension to rear outrigger involving change to existing rear dormer fenestration. Change to rooflights to front elevations.</b>
<b>Contact Officer</b>	<b>Matt Bayly</b>

**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 host site located on the northern side of Fulwell Road currently holds a two-storey mid-row terraced dwelling. The site is in a predominantly residential area, characterised by two-storey terraced rows and semidetached dwellings.

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

- Area Susceptible To Groundwater Flood - Environment Agency (Superficial Deposits Flooding - >= 75% - SSA Pool ID: 212)
- Article 4 Direction Basements (Article 4 Direction - Basements / Ref: ART4/BASEMENTS / Effective from: 18/04/2018)
- Community Infrastructure Levy Band (Low)
- Critical Drainage Area - Environment Agency (Strawberry Hill [Richmond] / Ref: Group8\_003 / )
- Take Away Management Zone (Take Away Management Zone)
- Village (Teddington Village)
- Village Character Area (Stanley Road North - Area 1 Hampton Wick & Teddington Village Planning Guidance Page 19 CHARAREA11/01/01)
- Ward (Fulwell and Hampton Hill Ward)

**3. DESCRIPTION OF THE PROPOSAL AND ANY RELEVANT PLANNING HISTORY**

The proposal involves a dormer roof extension to the rear outrigger involving a change to existing rear dormer fenestration. Regarding the front roofslope a change to the rooflight configuration is proposed involving the replacement of two smaller rooflights with one to match the existing.

**Volume calculation:**

*Existing rear dormer extension*

$$2.5(h) \times 4.45(w) \times 3.65(d) / 2 = 20.3m^3$$

*Outrigger roof extension (rectangular prism top)*

$$2.1(h) \times 2.6(w) \times 2.95(d) = 16.1m^3$$

*Outrigger roof extension (triangular prism bottom)*

$$0.75(h) \times 2.6(w) \times 2.95(d) / 2 = 2.88m^3$$

Total: 39.28m<sup>3</sup>

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:

Development Management

Status: WDN  
Date: 03/07/2024

Application: 24/1179/HOT  
ERECTION OF A DORMER ROOF EXTENSION TO REAR  
OUTRIGGER AND ALTERATIONS TO ROOF LIGHTS.

---

Development Management

Status: PCO  
Date:

Application: 24/1655/PS192  
PROPOSED ERECTION OF A DORMER ROOF  
EXTENSION TO REAR OUTRIGGER INVOLVING CHANGE  
TO EXISTING REAR DORMER FENESTRATION. CHANGE  
TO ROOFLIGHTS TO FRONT ELEVATIONS.

---

**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**

Updated plans were received 15 August noting that the proposed rooflight would project no farther than 150mm beyond the front roofslope.

**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>B.1 Development is not permitted by Class B if—</b>	<b>Officer's Comment:</b>
<b>(a)</b> 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>(b)</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
<b>(c)</b> 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
<b>(d)</b> 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)
<b>(e)</b> 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
<b>(f)</b> the dwellinghouse is on article 2(3) land;	Complies
<b>(g)</b> the dwellinghouse is built under Part 20 of this Schedule (construction of new dwellinghouses); or	Complies
<b>(h)</b> 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>B.2 Development is permitted by Class B subject to the following conditions—</b>	<b>Officer's Comment:</b>
<b>(a)</b> 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 annotated on plan
<b>(b)</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
<b>(c)</b> any window inserted on a wall or roof slope forming a side elevation of the dwellinghouse must be— (i) obscure-glazed, and	Complies

(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.	
--	--

**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—

<b>C.1 Development is not permitted by Class C if</b>	<b>Officer’s Comment:</b>
(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 annotated on submitted drawing)
(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;	Complies
(a) the dwellinghouse is built under Part 20 of this Schedule (construction of new dwellinghouses)	Complies

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—

<b>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</b>	<b>Officer’s Comment:</b>
(a) obscure-glazed; and	Complies
(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.	Complies

**7. RECOMMENDATION**

**Grant Certificate**

**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): ...MBA...

Dated: ...15/08/2024.....

**I agree the recommendation:**

Team Leader/Head of Development Management/Principal Planner

Dated: .....

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: .....