



**PLANNING REPORT**

Printed for officer by  
Jasmine Loftus on 20 August 2024

ENVIRONMENT DIRECTORATE

**Application reference: 24/1811/PDE**  
HAM, PETERSHAM, RICHMOND RIVERSIDE WARD

Date application received	Date made valid	Target report date	8 Week date
14.07.2024	18.07.2024	29.08.2024	29.08.2024

**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:**

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

<u>Development Management</u>	
Status: GTD	Application:24/1788/PS192
Date:12/08/2024	Side passage and storage infill by single-storey side extension
<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).

Building Control

Deposit Date: 29.06.2006      Installed a Gas Boiler  
Reference: 07/94172/CORGI

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Building Control

Deposit Date: 12.06.2018      Install a gas-fired boiler  
Reference: 18/FEN02002/GASAFE

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<b>Application Number</b>	<b>24/1811/PDE</b>
<b>Address</b>	200 Ashburnham Road Ham Richmond TW10 7NL
<b>Proposal</b>	Single Storey Rear Extension (7.20m depth, 3.00m eaves height, 3.00m overall height).
<b>Contact Officer</b>	Jasmine Loftus
<b>Target Determination Date</b>	29.08.2024

## 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 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 seeks to remove the existing timber pergola and replace it with a ground floor rear extension.

The structure would have a flat roof and extend the full width of the property (11.7m). It would have a height of 3m and a depth of 6m. There would be a further outdoor platform and cover projecting 1.2m from the extension.

Walls to be finished in brick to match existing. There would be modular glazing across the majority of the roof area. To the rear, would be glazed doors and 1no. window, and 1no. side window.

The relevant planning history is as follows:

24/1788/PS192	Side passage and storage infill by single-storey side extension	Granted on 12.08.2024
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## 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
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
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
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	Yes
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
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	Yes
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	N/A
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
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
J	The enlarged part of the dwellinghouse <b>would</b> 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
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);	No
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

L	The dwellinghouse is built under Part 20 of this Schedule (construction of new dwellinghouses).	Yes
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**Officer note:**

The extension would project more than 4m from the rear wall of the dwellinghouse and does not comply with paragraphs f and h.

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	N/A
B	The enlarged part of the dwellinghouse would extend beyond a wall forming a side elevation of the original dwellinghouse; or	N/A
C	The enlarged part of the dwellinghouse would have more than a single storey and extend beyond the rear wall of the original dwellinghouse	N/A
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)	N/A

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

		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
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
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

## 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 required and granted for the development**

**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: 20/08/2024

**I agree the recommendation:**



Team Leader/Head of Development Management/Principal Planner

Dated: ...23/08/2024.....

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: .....