



Application reference: 24/1677/PS192
SOUTH TWICKENHAM WARD

Date application received	Date made valid	Target report date	8 Week date
03.07.2024	03.07.2024	28.08.2024	28.08.2024

Site:
75 Heath Gardens, Twickenham, TW1 4LY,
Proposal:
extend existing dormer over rear addition roof

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

APPLICANT NAME
Tim Hunt
75 Heath Gardens
Twickenham
Richmond Upon Thames
TW1 4LY

AGENT NAME
Mr George Kain
Church House
Glasshouse Lane
Kirdford
RH14 0LT

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:23/10/1997	Application:97/2068 Rear Roof Extension.
<u>Development Management</u> Status: GTD Date:29/06/2006	Application:06/1464/HOT Proposed Single Storey Rear Extension.
<u>Development Management</u> Status: PCO Date:	Application:24/1677/PS192 extend existing dormer over rear addition roof

Building Control

Deposit Date: 23.10.2004 FENSA Notification of Replacement Glazing comprising 2 Windows and 0 Doors. Installed by Premier Installations. FENSA Member No 10494. Installation ID 2155818. Invoice No 946225

Reference: 04/6674/FENSA

Building Control

Deposit Date: 16.09.1997 Loft conversion

Reference: 97/1378/FP

Building Control

Deposit Date: Single storey rear extension and new wet room at ground floor level WITHDRAWN

Reference: 06/0923/FP

Building Control

Deposit Date: 21.11.2006 Ground floor extension

Reference: 06/2485/FP

Building Control

Deposit Date: 09.04.2008 Dwelling house New consumer unit

Reference: 08/NIC00844/NICEIC

Building Control

Deposit Date: 29.12.2009 Ground floor extension

Reference: 06/2485/FP/1

Building Control

Deposit Date: 30.06.2010 5 Windows

Reference: 10/FEN01216/FENSA

Building Control

Deposit Date: 21.10.2011 Installed a Gas Boiler

Reference: 11/FEN03900/GASAFE

Building Control

Deposit Date: 29.02.2024 Mi Flues: Mi Flex with Descriptor Install a flue liner Woodford: Pankhurst Medium with Descriptor Install a solid fuel dry fuel room heater stove or cooker

Reference: 24/HET00041/HETAS

Building Control

Deposit Date: 08.03.2024 Install replacement windows in a dwelling

Reference: 24/FEN00535/FENSA

Application Number	24/1677/PS192
Address	75 Heath Gardens Twickenham TW1 4LY
Proposal	Extend existing dormer over rear addition roof
Contact Officer	Matt Bayly

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 eastern side of Heath Gardens 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 - >= 50%)
- 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 /)
- Main Centre Buffer Zone (Twickenham Town Centre Boundary Buffer Zone - A residential development or a mixed use scheme within this 400 metre buffer area identified within the Plan does not have to apply the Sequential Test (for Flood Risk) as set out in Local Plan policy LP21.)
- Take Away Management Zone (Take Away Management Zone)
- Throughflow Catchment Area (Throughflow and Groundwater Policy Zone) (Adopted: October 2020 , Contact: Local Plan Team)
- Village (Strawberry Hill Village)
- Village Character Area (Heath Road South - Area 7 Strawberry Hill Village Planning Guidance Page 30 CHARAREA12/07/01)
- Ward (South Twickenham Ward)

3. DESCRIPTION OF THE PROPOSAL AND ANY RELEVANT PLANNING HISTORY

The proposal involves a dormer roof extension to the rear outrigger.

Volume calculation:

Existing rear dormer extension (not part of application)

$$2.17(h) \times 4.33(w) \times 3.49(d) / 2 = 16.4m^3$$

Outrigger roof extension (rectangular prism projecting stairwell void)

$$0.3(h) \times 1.2(w) \times 1.5(d) = 0.54m^3$$

Outrigger roof extension (rectangular prism top)

$$1.92(h) \times 2.28(w) \times 3.68(d) = 16.1m^3$$

Outrigger roof extension (triangular prism bottom)

$$0.56(h) \times 2.28(w) \times 3.68(d) / 2 = 4.7m^3$$

Total: 34.74m³

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.

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 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

<p>(d) the cubic content of the resulting roof space would exceed the cubic content of the original roof space by more than—</p> <p>(i) 40 cubic metres in the case of a terrace house, or</p> <p>(ii) 50 cubic metres in any other case;</p>	<p>Complies</p> <p>(Please see calculations set out under ‘Proposals’ above)</p>
<p>(e) it would consist of or include—</p> <p>(i) the construction or provision of a verandah, balcony or raised platform, or</p> <p>(ii) the installation, alteration or replacement of a chimney, flue or soil and vent pipe;</p>	<p>Complies</p>
<p>(f) the dwellinghouse is on article 2(3) land;</p>	<p>Complies</p>
<p>(g) the dwellinghouse is built under Part 20 of this Schedule (construction of new dwellinghouses); or</p>	<p>Complies</p>
<p>(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)</p>	<p>Complies</p>

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:
<p>(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;</p>	<p>Complies</p> <p>As confirmed via email received 19/08/2024.</p>
<p>(b) the enlargement must be constructed so that—</p> <p>(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—</p> <p>(aa) the eaves of the original roof are maintained or reinstated; and</p> <p>(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</p> <p>(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</p>	<p>Complies</p>
<p>(c) any window inserted on a wall or roof slope forming a side elevation of the dwellinghouse must be—</p> <p>(i) obscure-glazed, and</p> <p>(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>	<p>Complies</p>

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: ...19/08/2024.....

I agree the recommendation: TFA

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

Dated:27/08/2024.....

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: