

6 Alexandra Road

Twickenham, TW1 2HE

Permitted Development Compliance Report

August 2024



Figure 1: Photograph of building frontage.

The proposals involve the construction of a rear extension to the roof and the removal of two chimneys. The rear of the house has an extension to the roof which will be demolished in order to construct the new roof extension which will be under 40 cubic metres.

The proposed roof extension does not meet any of the government criteria listed in the The Town and Country Planning (General Permitted Development) (England) Order 2015 Schedule 2, Part 1, Class B.1 which removes permitted development rights as evidenced below:

B.1(a) The building is currently a dwelling house.

B.1(b) The proposed roof construction does not exceed the highest part of the existing roof.

B.1(c) The proposals do not extend beyond the plane of the existing roof slope on the front principal elevation.

B.1(d) (i)&(ii) The house is terraced so the extension to the roof will not exceed 40 cubic metres in volume. Please refer to drawing 1789.03.03.Pln02.200 for volume calculations.

B.1(e) (i)&(ii) The development does not involve the construction or provision of a verandah, balcony or raised platform. The development will not involve the installation, alteration or replacement of a flue or soil and vent pipe. The development will involve the removal of two chimneys at the rear of the property. This is classed as permitted development under class G as explained below.

B.1(f) The building is not on article 2(3) land. The house is not in a conservation area and there is no article 4 direction.

B.1(g) The roof development consists of works to an existing dwelling house.

B.1(h) No additional storeys have been added by the proposed development.

The proposed roof extension also complies with all of the conditions in The Town and Country Planning (General Permitted Development) (England) Order 2015 Schedule 2, Part 1, Class B.2 required for permitted development to the roof of a dwelling house as evidenced below:

B.2(a) The materials used to clad the walls of the proposed roof extension will be slate tile of similar appearance to the existing roof.

B.2(b) (i) (aa)&(bb) The eaves of the original roof will be maintained or reinstated.

B.2(b) (ii) No part of the enlargement extends beyond the outside face of any external wall of the original dwellinghouse.

B.2(c) (i)&(ii) The side facing window to the WC will be obscure glazed and non-opening.

Two chimneys will be removed at the rear of the property. This development does not meet any of the government criteria listed in the The Town and Country Planning (General Permitted Development) (England) Order 2015 Schedule 2, Part 1, Class G.1 which removes permitted development rights as evidenced below:

G.1(a) The building is currently a dwelling house and there has been no change of use.

G.1(b) The chimneys are to be removed so the chimney exceeding the highest part of the roof by 1 metre is not applicable.

G.1(c) (i)&(ii) The chimneys are on the rear of the property and are not on the principal or side elevation of the property. The chimneys do not front a highway.

G.1(d) The roof development consists of works to an existing dwelling house.

In summary the proposed roof extension to 6 Alexandra Road complies with the government criteria for permitted development of the roof of a dwellinghouse.