

Application reference: 24/1634/PDE NORTH RICHMOND WARD

Date application received	Date made valid	Target report date	8 Week date
25.06.2024	25.06.2024	06.08.2024	06.08.2024

Site:

10 Rothesay Avenue, Richmond, TW10 5EA,

Proposal:

Demolition of existing extension and erection of a single storey rear extension, 6m in depth, 3.14m in height including rooflights and 2.9m in height to eaves (reconsultation due to amended description)

Amended as follows on 06.08.2024:

The proposal description has been amended and should now read as above.

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

APPLICANT NAME

Dr Shams
10 Rothesay Avenue
Richmond
TW10 5EA

AGENT NAME

Mr Pouria Henzaky, Green Cube
Design And Build Ltd
56 Fulham High Street
London
SW6 3LQ

DC Site Notice: printed on and posted on and due to expire on

Consultations:

Internal/External:

Consultee

Expiry Date

Neighbours:

12 Rothesay Avenue, Richmond, TW10 5EA, - 28.06.2024

9 Warren Avenue, Richmond, TW10 5DZ, - 28.06.2024

7 Warren Avenue, Richmond, TW10 5DZ, - 06.08.2024

8 Rothesay Avenue, Richmond, TW10 5EA, - 28.06.2024

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

Development Management

Status: GTD Application:07/3268/PS192
Date:19/10/2007 Loft conversion.

Development Management

Status: GTD Application:11/2751/PS192
Date:28/09/2011 Single storey rear extension

Development Management

Status: GTD Application:12/2240/HOT
Date:21/08/2012 Single storey rear extension.

Development Management

Status: CEGPD Application:24/0401/PDE
Date:19/04/2024 single storey rear extension (6.00m depth, 2.90m eaves height, 3.14m overall height including rooflights)

Development Management

Status: GTD Application:24/0413/HOT
Date:08/05/2024 Demolition of the existing shed and erection of an outbuilding.

Development Management

Status: PCO

Application:24/1634/PDE

Date:

Demolition of existing extension and erection of a single storey rear extension, 6m in depth, 3.14m in height including rooflights and 2.9m in height to eaves (reconsultation due to amended descripton)

Building Control

Deposit Date: 11.09.2007

Loft conversion

Reference: 07/1972/IN

Building Control

Deposit Date: 15.02.2008

Dwelling house One or more new circuits

Reference: 08/NIC00565/NICEIC

Building Control

Deposit Date: 15.02.2008

Dwelling house One or more new circuits

Reference: 08/NIC00666/NICEIC

Building Control

Deposit Date: 18.09.2012

Single storey rear extension

Reference: 12/1741/BN

Building Control

Deposit Date: 23.04.2024

Single storey rear extension.

Reference: 24/0490/IN

Building Control

Deposit Date: 04.07.2024

Install replacement door in a dwelling

Reference: 24/FEN02714/FENSA

Application Number	24/1634/PDE
Address	10 Rothesay Avenue Richmond TW10 5EA
Proposal	Demolition of existing extension and erection of a single storey rear extension, 6m in depth, 3.14m in height including rooflights and 2.9m in height to eaves
Contact Officer	Roberta Henriques
Target Determination Date	06/08/2024 (EOT 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 application site is a two storey semi detached dwellinghouse, located on the eastern side of Rothesay Avenue. The site subject to the following planning constraints:

Area Susceptible To Groundwater Flood - Environment Agency	Superficial Deposits Flooding - >= 75% - SSA Pool ID: 1491
Article 4 Direction Basements	Article 4 Direction - Basements / Ref: ART4/BASEMENTS / Effective from: 18/04/2018
Community Infrastructure Levy Band	Higher
Critical Drainage Area - Environment Agency	Richmond Town Centre and Mortlake [Richmond] / Ref: Group8_004 /
Increased Potential Elevated Groundwater	GLA Drain London
Main Centre Buffer Zone	East Sheen 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.
Risk of Flooding from Surface Water 1 in 1000 chance - Environment Agency	RoFSW Extent 1 In 1000 year chance - SSA Pool ID: 47973
Risk of Flooding from Surface Water 1 in 1000 chance - Environment Agency	RoFSW Extent 1 In 1000 year chance - SSA Pool ID: 99093
Take Away Management Zone	Take Away Management Zone
Village	Richmond and Richmond Hill Village
Village Character Area	Between Upper and Lower Richmond Road - Area 7 Richmond & Richmond Hill Village Planning Guidance Page 28 CHARAREA06/07/01
Ward	North Richmond Ward

3. DESCRIPTION OF THE PROPOSAL AND ANY RELEVANT PLANNING HISTORY

Householders are able to build larger single-storey rear extensions under permitted development, subject to limitations, conditions and land designations through a prior notification process.

The applicant seeks prior approval for a proposed larger home extension. Specifically, a single-storey rear extension projecting 6.00m beyond the rear wall of the original dwellinghouse. The maximum eaves height is 2.90m from natural ground level, and the overall maximum height is 3.14m including the rooflights.

The comprehensive list of planning history can be found above.

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 <input checked="" type="checkbox"/>	No <input type="checkbox"/>
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 <input checked="" type="checkbox"/>	No <input type="checkbox"/>
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 <input checked="" type="checkbox"/>	No <input type="checkbox"/>
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 <input checked="" type="checkbox"/>	No <input type="checkbox"/>
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 <input checked="" type="checkbox"/>	No <input type="checkbox"/>
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 <input type="checkbox"/>	No <input checked="" type="checkbox"/> Subject to (g) below
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	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
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 metres, or (ii) Be within 7 metres of any boundary of the curtilage of the dwellinghouse being enlarged which is opposite the rear wall of that dwellinghouse	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
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 <input checked="" type="checkbox"/>	No <input type="checkbox"/>
J	The enlarged part of the dwellinghouse would extend beyond a wall forming a side elevation of the original dwellinghouse, and would- Exceed 4 metres in height, Have more than a single storey, or Have a width greater than half the width of the original dwellinghouse;	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
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);	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
K	It would consist of or include---	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>

	(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.		
L	The dwellinghouse is built under Part 20 of this Schedule (construction of new dwellinghouses).	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>

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 <input checked="" type="checkbox"/> Annotated on the elevation	No <input type="checkbox"/>	N/A <input type="checkbox"/>
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 <input type="checkbox"/>	No <input type="checkbox"/>	N/A <input checked="" type="checkbox"/>
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 <input type="checkbox"/>	No <input type="checkbox"/>	N/A <input checked="" type="checkbox"/>

5. CONSULTATIONS CARRIED OUT

Adjoining neighbours have been consulted on the application, and no objections have been received.

The measurements included within the description of development initially did not include the rooflights within the maximum height. The description of development was amended during the course of the application and neighbours were re-consulted. No objections have been received.

6. RECOMMENDATION

The prior approval of the Council is granted

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):RHE.....

Dated:28/08/2024.....

I agree the recommendation:

Team Leader/Head of Development Management/Principal Planner

Dated:GE.....28/08/2024.....