

Application reference: 24/1728/PS192
HAMPTON WARD

Date application received	Date made valid	Target report date	8 Week date
08.07.2024	08.07.2024	02.09.2024	02.09.2024

Site:

88 Holly Bush Lane, Hampton, TW12 2RB,

Proposal:

Hip to gable rear dormer loft conversion, installation of new side window and front roof lights.

APPLICANT NAME

Mr and Mrs Rowan
88 Holly Bush Lane
Hampton
Richmond Upon Thames
TW12 2RB

AGENT NAME

Mrs K Cowan
6 The Broadway
Wembley
MIDDLESEX
HA9 8JT
United Kingdom

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

Development Management

Status: PCO

Application:24/1728/PS192

Date:

Hip to gable rear dormer loft conversion, installation of new side window and front roof lights

Building Control

Deposit Date: 23.03.2020

Circuit alteration or addition in a special location Install a replacement consumer unit Partial rewire

Reference: 20/NIC00667/NICEIC

Building Control

Deposit Date: 27.10.2021

Structural alterations to remove the chimney breast and remove the wall between the kitchen and dining room (works to incorporate material alterations to structure, controlled services, fittings and thermal elements)

Reference: 21/1802/IN

Building Control

Deposit Date: 13.12.2021

Install a gas-fired boiler

Reference: 22/FEN00152/GASAFE

Building Control

Deposit Date: 20.01.2022

Install one or more new circuits

Reference: 22/NIC00449/NICEIC

Building Control

Deposit Date: 08.10.2023

Mi Fires: Derwent with Descriptor Install a solid fuel dry fuel room heater stove or cooker Schiedel Metaloterm: Metaloterm XD 316L with Descriptor Install a flue liner

Reference: 23/HET00161/HETAS

Application Number	24/1728/PS192
Address	88 Holly Bush Lane Hampton TW12 2RB
Proposal	Hip to gable rear dormer loft conversion, installation of new side window and front roof lights.
Contact Officer	GNI

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 site contains a two-storey semi-detached dwelling located on the northern side of Holly Bush Lane.

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

Area Proposed For Tree Planting (Site: 16/1/97)
Area Susceptible To Groundwater Flood - Environment Agency (Superficial Deposits Flooding - >= 25% <50% - SSA Pool ID: 254)
Article 4 Direction Basements (Article 4 Direction - Basements / Ref: ART4/BASEMENTS / Effective from: 18/04/2018)
Community Infrastructure Levy Band (Low)
Take Away Management Zone (Take Away Management Zone)
Village (Hampton Village)
Village Character Area (Priory Road West - Area 10 Hampton Village Planning Guidance Page 37 CHARAREA09/10/01)
Ward (Hampton Ward)

3. DESCRIPTION OF THE PROPOSAL AND ANY RELEVANT PLANNING HISTORY

The proposed development is a hip to gable rear dormer loft conversion, installation of new side window and front roof lights.

The scheme seeks confirmation in the form of a lawful development certificate that the construction of the development described above would constitute permitted development.

There is no relevant planning history associated with the site.

Council Officers have confirmed the volume calculation provided below by the agent is correct:

VOLUME CALCULATIONS

Volume of Hip to Gable Conversion

$$V = (D \times \frac{1}{2} L) \times \frac{1}{3} E = (8.232 \times \frac{1}{2} 4.116) \times \frac{1}{3} 3.174 = 17.92m^3$$

Volume of Dormer

$$V = (B \times \frac{1}{2} C) \times A = (2.861 \times \frac{1}{2} 3.710) \times 5.514 = 29.26m^3$$

TOTAL VOLUME = 17.92 + 29.26 = 47.18m³

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
(d) 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)
(e) 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
(f) the dwellinghouse is on article 2(3) land;	Complies

(g) the dwellinghouse is built under Part 20 of this Schedule (construction of new dwellinghouses); or	Complies
(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)	Complies

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:
(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;	Complies As annotated on plan
(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
(c) any window inserted on a wall or roof slope forming a side elevation of the dwellinghouse must be— (i) obscure-glazed, and (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.	Complies

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—

C.1 Development is not permitted by Class C 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) 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
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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—

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	Officer's Comment:
(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):GNI..... Dated:31.07.24.....

I agree the recommendation:

Team Leader/Head of Development Management/Principal Planner - EL

Dated: ...29/08/2024.....