

17 CAMAC ROAD  
TWICKENHAM  
TW2 6NY

DESIGN AND PLANNING  
STATEMENT

Lawful Development Certificate Application for a Single-Storey Rear Infill Extension  
to an Existing Two-Storey plus Loft, Mid-Terrace, Single-Family Dwelling House

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## DESIGN AND PLANNING STATEMENT

### 1.0 SYNOPSIS

- a. The proposal comprises the construction of a single-storey rear infill extension to an existing two-storey plus loft, mid-terrace, single-family dwelling house on the east side of Camac Road. The proposed works comprise a rear infill extension to the side of the existing single-storey rear addition to form an enlarged Kitchen/Dining space and a ground floor WC .
- b. Camac Road is a residential road mainly comprising Victorian terraced houses similar to the application property. No 18 adjoining to the north has received a similar rear infill extension.
- c. The application property is of traditional masonry construction with stock facing brickwork elevations under pitched roofs with slate covering. It is understood that it received a loft conversion within the existing roof slopes circa 2012.
- d. The property is not Listed or designated a Building of Townscape Merit. It is not included in a Conservation Area or in any other type of Designated Area and we understand is not subject to any relevant Article 4 Directions.
- e. The proposed single-storey rear infill extension is considered to be Permitted Development in that the work falls within the constraints set out in The Town and Country Planning (General Permitted Development) (England) Order 2015 and the document "Permitted development rights for householders - Technical Guidance - September 2019" published by the Ministry of Housing, Communities and Local Government. The detailed Permitted Development Analysis is included in Appendix 01 below.
- f. If the view of the LPA is that the proposal is not Permitted Development, we would be grateful for the authority's early advice so that possible amendments can be discussed and considered.

### 2.0 FLOOD RISK

- a. The Environment Agency advises that the site is at " Very Low Risk" of flooding from surface water and from rivers or sea. It also advises that flooding from Reservoirs and Groundwater is "Unlikely".
- b. The existing property has no sleeping accommodation at ground floor level and the proposal does not include new sleeping accommodation at ground floor level.

### 3.0 APPENDIX 01 - PERMITTED DEVELOPMENT ANALYSIS

- i. It is considered that the proposed single-storey rear infill extension is Permitted Development as set out in the analysis below based on the document – “Permitted Development Rights For Householders - Technical Guidance – September 2019” published by the Department for Communities and Local Government .
- ii. The permitted development rights for the enlargement, improvement or alteration of a house are defined in the section of the Technical Guidance document titled “Class A – enlargement, improvement or alteration”.
- iii. Under Class A the following limits and conditions apply (Extracts from the Technical Guidance in italics, responses in plain text) :

A.1 Development is not permitted by Class A if –

*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 2 of this Schedule (change of use).*

Response – The property has always been in residential Use.

*(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)*

Response - The proposed extension will not result in the total area of ground covered by buildings exceeding 50% of the total area of the curtilage (excluding the ground area of the original dwellinghouse).

*(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*

Response - The height of the proposed extension does not exceed the height of the highest part of the roof of the existing dwellinghouse.

*(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*

Response - The height of the eaves to the proposed extension does not exceed the height of the eaves of the existing dwellinghouse.

*(e) - the enlarged part of the dwellinghouse would extend beyond a wall which -*

*(i) forms the principal elevation of the original dwellinghouse; or*

*(ii) fronts a highway and forms a side elevation of the original dwellinghouse*

Response - The proposed extension does not 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

*(f) - the enlarged part of the dwellinghouse would have a single storey and -*

*(i) 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, or*

*(ii) exceed 4 metres in height*

Response - The proposed extension does not extend beyond the rear wall of the original dwellinghouse by more than 3 metres or exceed 4 metres in height.

*(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 -*

*(i) 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*

*(ii) exceed 4 metres in height*

Response - The proposed extension does not extend beyond the rear wall of the original dwellinghouse by more than 6 metres or exceed 4 metres in height.

*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*

Response - The proposed extension is single storey.

*(i) - the enlarged part of the dwellinghouse would be within 2 metres of the boundary of the curtilage of the dwellinghouse, and the height of the eaves of the enlarged part would exceed 3 metres*

Response - The height of the eaves to the proposed extension does not exceed 3 metres.

*(j) - the enlarged part of the dwellinghouse would extend beyond a wall forming a side elevation of the original dwellinghouse, and would -*

*(i) exceed 4 metres in height,*

*(ii) have more than a single storey, or*

*(iii) have a width greater than half the width of the original dwellinghouse*

Response - The height of the proposed extension does not exceed 4 metres, it is not more than single storey and it does not have a width greater than half the width of the original dwelling house. The proposed extension complies with the diagram on page 23.

*(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.*

Response - The proposed extension does not include any of the items set out above.

*A.2 In the case of a dwellinghouse on article 2(3) land, development is not permitted by Class A if -*

*(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;*

*(b) the enlarged part of the dwellinghouse would extend beyond a wall forming a side elevation of the original dwellinghouse;*

*(c) the enlarged part of the dwellinghouse would have more than a single storey and extend beyond the rear wall of the original dwellinghouse; or*

*(ca) 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 subparagraphs (b) and (c)*

Response - The existing dwelling house is not on article 2(3) land.

#### Class A Conditions

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

*(a) - the materials used in any exterior work (other than materials used in the construction of a conservatory) shall be of a similar appearance to those used in the construction of the exterior of the existing dwellinghouse*

Response - The external materials will match the external materials of the existing dwellinghouse .

*b) - any upper-floor window located in a wall or roof slope forming a side elevation of the dwellinghouse shall 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*

Response - The proposed extension does not include any windows to a side elevation.

*(c) - where the enlarged part of the dwellinghouse has more than a single storey, or forms an upper storey on an existing enlargement 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*

Response - The proposed extension is single storey and does not form an upper storey .