

**Application reference: 24/1847/PS192**  
**FULWELL AND HAMPTON HILL WARD**

Date application received	Date made valid	Target report date	8 Week date
18.07.2024	18.07.2024	12.09.2024	12.09.2024

**Site:**

49A Hampton Road, Teddington, TW11 0LA,

**Proposal:**

Loft extension comprising extending ridge to the rear

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

**APPLICANT NAME**

Mr & Mrs Peter & Hedy Lorant  
49 A Hampton Road  
Teddington  
Richmond Upon Thames  
TW11 0LA

**AGENT NAME**

Mr Gaston Verdicchio  
Elfin House, 1A Elfin Grove  
Teddington  
TW11 8RD

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

**Consultations:**

**Internal/External:**  
**Consultee**

**Expiry Date**

**Neighbours:**

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

Development Management

Status: GTD Application:92/1690/FUL  
Date:20/11/1992 Demolition Of Existing Conservatory And Erection Of A Two Storey Rear Extension.

Development Management

Status: GTD Application:09/1884/HOT  
Date:07/09/2009 Infill ground and first floor extension to side / front elevation

Development Management

Status: GTD Application:10/1307/HOT  
Date:29/07/2010 Alterations including construction of part one, part two storey side/rear extension (amendment to previously approved scheme under 09/1884/HOT).

Development Management

Status: GTD Application:22/3296/HOT  
Date:30/12/2022 Proposed single storey front and rear extensions, first floor front extension and 2 No dormer windows.

Development Management

Status: REF Application:24/0216/HOT  
Date:26/03/2024 Two storey rear extension. New Porch.

Development Management

Status: PCO Application:24/1847/PS192  
Date: Loft extension comprising extending ridge to the rear

Building Control

Deposit Date: 29.06.2003 FENSA Notification of Replacement Glazing comprising 2 Windows and 0 Doors. Installed by Everest Ltd. FENSA Member No 12404. Installation ID 859176. Invoice No LW0600AH

Reference: 03/5477/FENSA

Building Control

Deposit Date: 23.04.2003 FENSA Notification of Replacement Glazing comprising 2 Windows and 0 Doors. Installed by Everest Ltd. FENSA Member No 12404. Installation ID 665453. Invoice No

Reference: 03/5929/FENSA

Building Control

Deposit Date: 09.06.1993 Two storey rear extension

Reference: 93/0588/BN

Building Control

Deposit Date: 14.06.2006 7 Windows

Reference: 06/07222/FENSA

Building Control

Deposit Date: 27.10.2010 Single storey front extension to form bathroom, single storey rear extension, refurbishment of first floor shower room, conversion of garage to lobby utility room, removal of walls between kitchen and dining room to living room and renewal of chimney breast and installation of unvented hot water system

Reference: 10/2140/BN

Building Control

Deposit Date: 07.05.2013 Installed a Gas Fire

Reference: 13/FEN01654/GASAFE

Building Control

Deposit Date: 04.05.2017 Install one or more new circuits

Reference: 17/NIC01210/NICEIC

Building Control

Deposit Date: 02.05.2023 Install a replacement consumer unit Rewire of all circuits

Reference: 23/NIC01048/NICEIC

<b>Application Number</b>	<b>24/1847/PS192</b>
<b>Address</b>	<b>49A Hampton Road Teddington TW11 0LA</b>
<b>Proposal</b>	<b>Loft extension comprising extending ridge to the rear</b>
<b>Contact Officer</b>	<b>Phil Shipton</b>

## 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 subject site consists of a detached two-storey dwellinghouse located to the south side of Hampton Road in Teddington Village.

The application site is situated within Hampton Road - Area 16 of the Hampton Wick & Teddington Village Planning Guidance and is designated as:

- Article 4 Direction Basements
- Area Susceptible To Groundwater Flood - Environment Agency
- Critical Drainage Area - Environment Agency
- Land Use Past Industrial
- Risk of Flooding from Surface Water 1 in 1000 chance - Environment Agency

Relevant planning history for the site includes:

- **24/0216** - Two storey rear extension. New Porch. **Refused.**
- **22/3296** - Proposed single storey front and rear extensions, first floor front extension and 2 No dormer windows. **Granted**

### 3. DESCRIPTION OF THE PROPOSAL AND ANY RELEVANT PLANNING HISTORY

The application seeks to construct a rear dormer.

#### Volume calculation:

Existing loft: 133m<sup>3</sup>  
 Rear dormer: 5.37m<sup>3</sup>  
**Total = 138.37m<sup>3</sup>**

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

### 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.

### 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	Complies

(ii) the installation, alteration or replacement of a chimney, flue or soil and vent pipe;	
(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
(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.	Not applicable

**7. RECOMMENDATION**

**Grant Certificate**

**Recommendation:**

The determination of this application falls within the scope of Officer delegated powers - YES

**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  YES  NO

(which are not on the file)

This application has representations on file

YES

NO

Case Officer (Initials): PSH.....

Dated: 25/07/2024.....

**I agree the recommendation:**

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

Dated: ...09/09/2024.....

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: .....

<b>REASONS:</b>
<b>CONDITIONS:</b>
<b>INFORMATIVES:</b>
<b>UDP POLICIES:</b>
<b>OTHER POLICIES:</b>

The following table will populate as a quick check by running the template once items have been entered into Uniform

**SUMMARY OF CONDITIONS AND INFORMATIVES**

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**CONDITIONS**

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**INFORMATIVES**

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