



Application reference: 24/1850/PS192
 HAMPTON WARD

Date application received	Date made valid	Target report date	8 Week date
18.07.2024	24.07.2024	18.09.2024	18.09.2024

Site:
 10 Plevna Road, Hampton, TW12 2BP,
Proposal:
 L-shape rear dormer roof extensions. rooflights to front elevation

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

APPLICANT NAME
 Isherwood
 10 Plevna Road
 Hampton
 Richmond Upon Thames
 TW12 2BP

AGENT NAME
 Hristo Martinov
 Unit Number 213
 The BusWorks
 North Road
 London
 N7 9DP
 United Kingdom

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

Consultations:
Internal/External:
Consultee

Expiry Date

Neighbours:
 -

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

<u>Development Management</u> Status: PCO Date:	Application:24/1849/HOT Ground floor wrap around extension
<u>Development Management</u> Status: PCO Date:	Application:24/1850/PS192 L-shape rear dormer roof extensions. rooflights to front elevation

Building Control

Deposit Date: 27.06.2003 FENSA Notification of Replacement Glazing comprising 1 Windows and 0 Doors. Installed by Hampton Hill Windows. FENSA Member No 11220. Installation ID 820808. Invoice No 060303

Reference: 03/5508/FENSA

Building Control

Deposit Date: 19.01.2007 Installed a Gas Fire
Reference: 07/97363/CORGI

Building Control

Deposit Date: 20.06.2012 Installed a Gas Boiler
Reference: 12/FEN01619/GASAFE

Building Control

Deposit Date: 11.07.2024 Install a gas fire
Reference: 24/FEN02680/GASAFE

Building Control

Deposit Date: 24.07.2024 Install a replacement consumer unit Install one or more new circuits Partial rewire
Reference: 24/NIC03134/NICEIC

Application Number	24/1850/PS192
Address	10 Plevna Road Hampton TW12 2BP
Proposal	L-shape rear dormer roof extensions. rooflights to front elevation
Contact Officer	Fariba Ismat

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 application site is occupied by an end of terraced two storey house located on the western side Plevna Road. The application site is located within Hampton Ward and is designated as follow:

Number of constraints: **8**

Item Found	More Information
Area Susceptible to Groundwater Flood - Environment Agency	Superficial Deposits Flooding - >= 50% <75% - SSA Pool ID: 395
Article 4 Direction Basements	Article 4 Direction - Basements / Ref: ART4/BASEMENTS / Effective from: 18/04/2018
Community Infrastructure Levy Band	Low
Conservation Area	CA12 Hampton Village
Take Away Management Zone	Take Away Management Zone
Village	Hampton Village
Village Character Area	Hampton Village - Area 4 & Conservation Area 12 Hampton Village Planning Guidance Page 23 CHARAREA09/04/01
Ward	Hampton Ward

Planning History

Reference	Description	Decision
24/1850/PS192	L-shape rear dormer roof extensions. rooflights to front elevation	Under Consideration
24/1849/HOT	Ground floor wrap around extension	Pending Consideration

3. DESCRIPTION OF THE PROPOSAL AND ANY RELEVANT PLANNING HISTORY

The proposal is for a L-shape rear dormer roof extensions with rooflights to front elevation.

4. EXPLANATION OF RECOMMENDATION

It should be noted that the application site is a dwellinghouse and located within CA12 Hampton Village Conservation Area. According to Schedule 2, Part 1 of the Town and Country (General Permitted Development) Order 2015 (as amended), under Class B, paragraph B.1 Development is not permitted by Class B if, sub-paragraph (f) the dwellinghouse is on article 2(3) land. In another word if the dwellinghouse is on land designated as Conservation Area.

In this case the dwellinghouse is located within Hampton Village CA12 Conservation Area, the development therefore is not permitted, and the application therefore is recommended for refusal.

Reason for Refusal

The applicant site is a dwellinghouse located within Hampton Village CA12 Conservation Area and therefore contrary to sub-paragraph (f) of Class B, that states, development is not permitted if the dwellinghouse is on article 2(3) land; under Schedule 2, Part 1 of the Town and Country (General Permitted Development) Order 2015

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):Fl..... Dated:11/09/2024.....

I agree the recommendation: EL

Dated: 13/09/2024.....

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:

REASONS:
CONDITIONS:
INFORMATIVES:
UDP POLICIES:
OTHER POLICIES:

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

CONDITIONS

INFORMATIVES

