

## Application reference: 24/2023/PS192 SOUTH TWICKENHAM WARD

Date application received	Date made valid	Target report date	8 Week date
08.08.2024	08.08.2024	03.10.2024	03.10.2024

**Site:**

38 Upper Grotto Road, Twickenham, TW1 4NF,

**Proposal:**

square off the existing mansard dormer , build a new dormer on the existing outrigger

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

**APPLICANT NAME**

Mr Borja Mora Peris  
38 Upper Grotto Road  
Twickenham  
Richmond Upon Thames  
TW1 4NF

**AGENT NAME**

Mark Smith  
7 Greenwood Cottages  
Lawson Way  
Ascot  
SL5 0LL  
United Kingdom

**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:00/2241  
Date:10/08/2000 Loft Conversion.

Development Management

Status: GTD Application:19/0034/HOT  
Date:26/02/2019 Single-storey side/rear extension.

Development Management

Status: PDE Application:24/2023/PS192  
Date: square off the existing mansard dormer , build a new dormer on the existing outrigger

Building Control

Deposit Date: 31.07.2000 Loft conversion  
Reference: 00/1480/FP

Building Control

Deposit Date: 23.12.1993 Remove chimney breast.Formation of through room.Modernise bathroom & kitchen.  
Reference: 93/1452/BN

Building Control

Deposit Date: 12.12.2015 Circuit alteration or addition in a special location Install one or more new circuits Install a replacement consumer unit  
Reference: 16/NIC00012/NICEIC

Building Control

Deposit Date: 20.11.2015 Install a gas-fired boiler

Building Control

Deposit Date: 06.03.2019 Ground floor side and rear extension and associated works  
Reference: 19/0364/IN

Building Control

Deposit Date: 16.10.2019 Install one or more new circuits  
Reference: 19/NIC02541/NICEIC

<b>Application Number</b>	<b>24/2023/PS192</b>
<b>Address</b>	<b>38 Upper Grotto Road, Twickenham TW1 4NF</b>
<b>Proposal</b>	<b>To square off the existing mansard dormer and build a new dormer over the existing outrigger</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 two-storey terraced dwellinghouse, located on the north side of Upper Grotto Road in Twickenham. The existing dwellinghouse consists of a loft and roof space within a dormer with a split rear facade.

The application site is situated within Heath Road South - Area 7 Strawberry Hill Village Character Area and is designated as:

- Area Susceptible To Groundwater Flood - Environment Agency
- Article 4 Direction Basements
- Community Infrastructure Levy Band
- Critical Drainage Area - Environment Agency
- Main Centre Buffer Zone
- Take Away Management Zone
- Throughflow Catchment Area (Throughflow and Groundwater Policy Zone)

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

The proposal includes alterations to the existing dormer to square the facade and to construct a new dormer to extend over the existing outrigger. The proposed volume calculations are provided below.

#### Volume calculation:

*Existing Dormer and Adjustment*

$$2.33\text{m (h)} \times 4.61\text{m (w)} \times 3.78\text{m (d)} / 2 = 20.3 \text{ m}^3$$

*Dormer over Outrigger*

$$3.25\text{m (h)} \times 3.60\text{m (w)} \times 1.0\text{m (d)} = 11.7 \text{ m}^3 +$$
$$3.25\text{m (h)} \times 3.60\text{m (w)} \times 1.2\text{m (d)} / 2 = 7.02\text{m}^3$$

Total: **39.02 m3**

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. Nevertheless, a comprehensive list of planning history can be found above.

**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**

No amendments/revisions were made.

**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>B.1 Development is not permitted by Class B if—</b>	<b>Officer's Comment:</b>
<b>(a)</b> 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>(b)</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
<b>(c)</b> 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
<b>(d)</b> 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)
<b>(e)</b> 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
<b>(f)</b> the dwellinghouse is on article 2(3) land;	Complies
<b>(g)</b> the dwellinghouse is built under Part 20 of this Schedule (construction of new dwellinghouses); or	Complies
<b>(h)</b> 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>B.2 Development is permitted by Class B subject to the following conditions—</b>	<b>Officer's Comment:</b>
<b>(a)</b> 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 confirmed by annotated on plan 24 12-1)

<p><b>(b)</b> the enlargement must be constructed so that—</p> <p>(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—</p> <p>(aa) the eaves of the original roof are maintained or reinstated; and</p> <p>(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</p> <p>(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</p>	Complies
<p><b>(c)</b> any window inserted on a wall or roof slope forming a side elevation of the dwellinghouse must be—</p> <p>(i) obscure-glazed, and</p> <p>(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.</p>	Complies

**7. RECOMMENDATION**

**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): PSH Dated: 19<sup>th</sup> August 2024

**I agree the recommendation:**

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

Dated: 24/09/2024.....

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:**

<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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U0093807	PS192 Informative
U0093808	Composite Informative