

## Application reference: 24/2273/PS192 EAST SHEEN WARD

Date application received	Date made valid	Target report date	8 Week date
10.09.2024	10.09.2024	05.11.2024	05.11.2024

### Site:

5 Princes Road, East Sheen, London, SW14 8PE

### Proposal:

Replacement rear dormer roof extension and replacement single-storey rear extension.

### APPLICANT NAME

Mr Sharkie  
5 Princes Road  
East Sheen  
London  
SW14 8PE

### AGENT NAME

Barry Vos  
42 Caverleigh Way  
Worcester Park  
KT4 8DG

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

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

#### Development Management

Status: GTD Application:01/T1599  
Date:07/11/2001 Eucalyptus - Remove Dead Branch, Prune To Leave 1m Clearance From Property, Reduce Height To Below Top Level Gutter.

#### Development Management

Status: GTD Application:97/T6354/CA  
Date:07/03/1997 Remove Gum Tree

#### Development Management

Status: GTD Application:04/0159/TCA  
Date:18/03/2005 T1 - Eucalyptus spp. - Reduce crown by 25% Remove branches within 3 metres of 30a Queens Road and equal balancing on west side.

#### Development Management

Status: GTD Application:06/T0196/TCA  
Date:09/05/2006 T1 - 'Gum' - Remove.

#### Development Management

Status: GTD Application:06/3098/PS192  
Date:09/11/2006 Replace existing pitch roof to single storey rear extension with flat roof with balustrade and replace of windows to rear first floor with doors

#### Development Management

Status: GTD Application:12/0099/HOT  
Date:05/03/2012 Addition of 120mm x 120mm extract vent at high level on the principal elevation

#### Development Management

Status: VOID Application:12/0100/VOID  
Date:13/03/2012 Addition of 120mm x 120mm extract vent at high level on the principal elevation

#### Development Management

Status: GTD Application:24/0625/HOT  
Date:01/05/2024 Ground floor rear extension, replacement of front and rear windows and installation of 2no conservation style rooflights following removal of existing 'escape' window.

#### Development Management

Status: PDE Application:24/2273/PS192  
Date: Replacement rear dormer roof extension and replacement single-storey rear extension.

Building Control

Deposit Date: 20.07.2007 Replacement of existing pitched roof to rear single storey with flat roofed balcony

Reference: 07/1587/FP

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Building Control

Deposit Date: 04.09.2007 Replacement of existing pitched roof to rear single storey with flat roofed balcony

Reference: 07/1587/FP/1

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Building Control

Deposit Date: 17.03.2020 Install a replacement consumer unit Install one or more new circuits

Reference: 20/NIC00614/NICEIC

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Building Control

Deposit Date: 26.01.2023 Install a gas-fired boiler

Reference: 23/FEN00567/GASAFE

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Building Control

Deposit Date: 17.06.2024 Ground floor rear extension, including new bi-fold doors and roof lantern, whilst also replacing all windows and doors both front and rear facing. Complete internal renovation of the property including the removal of existing internal stairs leading from ground to first floor, to be replaced with a new L-shaped design, including two new steel beams. New bathroom on the first floor and enlargement of the en-suite bathroom on the 2nd floor loft bedroom.

Reference: 24/0739/IN

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<b>Application Number</b>	<b>24/2273/PS192</b>
<b>Address</b>	<b>5 Princes Road, East Sheen, London, SW14 8PE</b>
<b>Proposal</b>	<b>Replacement rear dormer roof extension and replacement single-storey rear extension.</b>
<b>Contact Officer</b>	<b>Kerry McLaughlin</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 application property is a two-storey, terrace dwelling, located on the southern side of Princes Road.

The application site is subject to the following planning constraints:

Area Susceptible to Groundwater Flood - Environment Agency	Superficial Deposits Flooding - >= 75% - SSA Pool ID: 1648
Article 4 Direction Basements	Article 4 Direction - Basements / Ref: ART4/BASEMENTS / Effective from: 18/04/2018
Conservation Area	CA35 Queens Road Mortlake
Critical Drainage Area - Environment Agency	Richmond Town Centre and Mortlake [Richmond] / Ref: Group8_004 /
Protected View (Indicative Zone)	View 7 RICHMOND PARK TOWARDS ST PAULS CATHEDRAL
Surface Water Flooding (Area Less Susceptible to) - Environment Agency	
Surface Water Flooding (Area Susceptible to) - Environment Agency	
Village	East Sheen Village
Village Character Area	Queens Road (Mortlake) - Character Area 7 & Conservation Area 35 East Sheen Village Planning Guidance Page 29 CHARAREA05/07/01
Ward	East Sheen Ward

## 3. PROPOSAL AND ANY RELEVANT PLANNING HISTORY

### Volume Calculation:

*Rear dormer roof extension (approx.)*  
 $2.6 \text{ (h)} \times 3.9 \text{ (w)} \times 4.1 \text{ (d)} / 2 = 20.8\text{m}^3$

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

The comprehensive list of planning history can be found above however the most relevant planning history is as follows:

Ref	Proposal	Decision
24/0625/HOT	Ground floor rear extension, replacement of front and rear windows and installation of 2no conservation style rooflights following removal of existing 'escape' window.	Granted Permission

## 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".

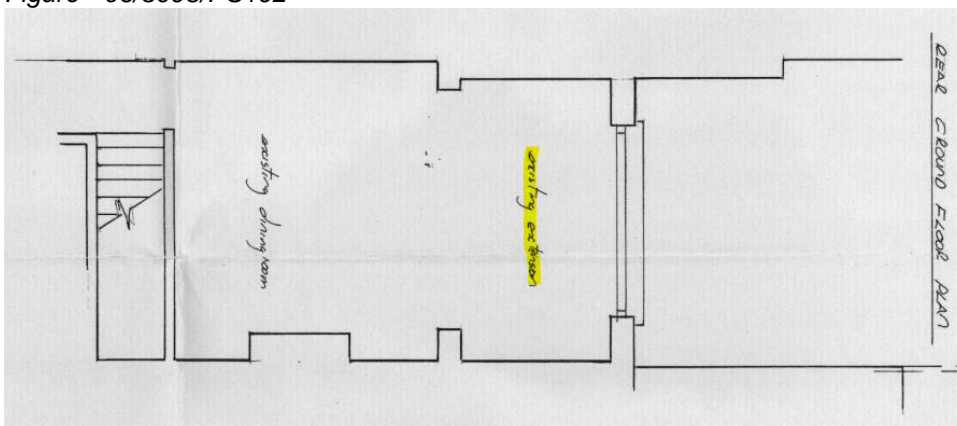
### Class A

**The single-storey rear extension *is not* considered to be permitted development under Class A 'The enlargement, improvement or other alteration of a dwellinghouse'**

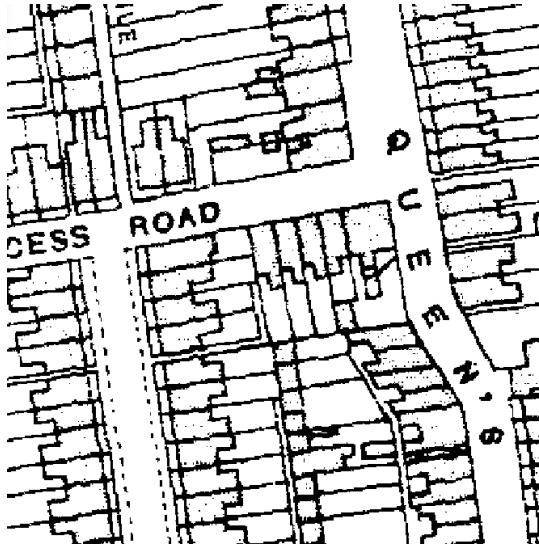
A.1 Development is not permitted by Class A if—	Officer's Comment:
<b>(a)</b> permission to use the dwellinghouse as a dwellinghouse has been granted only by virtue of Class M, N, P, PA or Q of Part 3 of this Schedule (changes of use);	Complies
<b>(b)</b> as a result of the works, the total area of ground covered by buildings within the curtilage of the dwellinghouse (other than original) dwellinghouse) would exceed 50% of the total area of the curtilage (excluding the ground area of the original dwellinghouse);	Complies
<b>(c)</b> 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	Complies
<b>(d)</b> 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;	Complies
<b>(e)</b> 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	Complies
<b>(f)</b> subject to paragraph (g), 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 4m in the case of a detached dwellinghouse, or 3m in the case of any other dwellinghouse, or (ii) exceed 4m in height	See para (ja)
<b>(g)</b> 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 8m in the case of a detached dwellinghouse, or 6m in the case of any other dwellinghouse, or (ii) exceed 4m in height;	Not Applicable
<b>(h)</b> 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 3m, or (ii) be within 7m of any boundary of the curtilage of the dwellinghouse being enlarged which is opposite the rear wall of that dwellinghouse	Complies

<p><b>(i)</b> the enlarged part of the dwellinghouse would be within 2m of the boundary of the curtilage of the dwellinghouse, and the height of the eaves of the enlarged part would exceed 3m;</p>	<p>Complies</p>
<p><b>(j)</b> the enlarged part of the dwellinghouse would extend beyond a wall forming a side elevation of the original dwellinghouse, and would ---                  (i) exceed 4m in height,                  (ii) have more than a single storey, or                  Have a width greater than half the width of the original dwellinghouse;</p>	<p>Complies</p>
<p><b>(ja)</b> any total enlargement (being the enlarged part together with any existing enlargement of the dwellinghouse to which it will be joined) exceeds or would exceed the limits set out in sub-paragraphs (e) to (j);</p>	<p>Does not comply                  Insufficient information has been submitted to confirm compliance with this criterion. No information has been submitted to confirm the original footprint, however from historic planning records (06/3098/PS192) and historic maps it appears that the existing single-storey protrusion is an extension (see figure below). As such officers have taken measurements from the rear elevation of the main dwellinghouse. The onus is on the applicant to demonstrate otherwise if the original building line extends further than the two-storey part of the building.                  As such, from the information submitted/available, it is determined that the total depth of the rear extension will measure ~5m from the rear elevation of the original dwellinghouse. The existing single-storey rear extension incorporates a roof terrace with associated balustrade, which combined with the height of the rear extension exceeds 4m in height.</p>
<p><b>(k)</b> 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, soil and vent pipe, or                  (iv) an alteration to any part of the roof of the dwellinghouse or</p>	<p>Complies</p>
<p><b>(l)</b> the dwellinghouse is built under Part 20 of this Schedule (construction of new dwellinghouses).</p>	<p>Complies</p>

Figure - 06/3098/PS192



Historic OS 1916-1919



<b>A.2 In the case of a dwellinghouse on article 2(3) land, development is not permitted by Class A if —</b>	<b>Officer’s Comment:</b>
<b>(a)</b> 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;	See para A.3(a)
<b>(b)</b> The enlarged part of the dwellinghouse would extend beyond a wall forming a side elevation of the original dwellinghouse; or	Complies
<b>(c)</b> The enlarged part of the dwellinghouse would have more than a single storey and extend beyond the rear wall of the original dwellinghouse	Complies
<b>(d)</b> 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 sub-paragraphs (b) and (c).	Complies

<b>A.3 Development is permitted by Class A subject to the following conditions—</b>	<b>Officer’s Comment:</b>
<b>(a)</b> the materials used in any exterior work (other than materials used in the construction of a conservatory) must be of a similar appearance to those used in the construction of the exterior of the existing dwellinghouse;	Insufficient information to confirm compliance. No information has been submitted to confirm the proposed exterior materials of the rear extension.
<b>(b)</b> any upper-floor window located in 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 There are no new upper floor flank facing windows proposed under this application.
<b>(c)</b> where an enlarged part of the dwellinghouse has more than a single storey, or forms an upper storey to 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.	Not Applicable The proposed rear extension is single-storey only.

**Class B**

The scheme *is not* 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>B.1 Development is not permitted by Class A 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 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;	Does not Comply The application property is situated within the 'CA35 Queens Road Mortlake' conservation area.
<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>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 stated on drawing number 24005.PRN.002.
<b>(b)</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
<b>(c)</b> 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 There are no new upper floor flank facing windows proposed under this application.

7. RECOMMENDATION

**Refuse 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): KM

Dated: 01/10/2024

**I agree the recommendation:**



~~Team Leader/Head of Development Management/Principal Planner~~

Dated: ...02/10/2024.....