

Application reference: 24/1682/PS192
HEATHFIELD WARD

Date application received	Date made valid	Target report date	8 Week date
03.07.2024	03.07.2024	28.08.2024	28.08.2024

Site:

46 Woodlawn Crescent, Twickenham, TW2 6BD,

Proposal:

Loft conversion involving hip to gable roof extension, dormer to rear roof slope and installation of rooflights to front roof slope.

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

APPLICANT NAME

Mr Piotr Krawiecki
3 Pevensey Close
Isleworth
TW74QS
United Kingdom

AGENT NAME

Miss Lara Gosling
10 Garsington Mews
London
SE4 1LL

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:

Development Management

Status: GTD Application:18/0343/HOT
Date:23/03/2018 Demolition of existing side store and erection of single storey, ground floor, side and part rear extension, associated alteration's to the existing side terrace area

Development Management

Status: PDE Application:24/1682/PS192
Date: Loft conversion involving hip to gable roof extension, dormer to rear roof slope and installation of rooflights to front roof slope.

Development Management

Status: PCO Application:24/1715/HOT
Date: Demolition of existing sun room and utility room and raised patio areas/ steps to the rear ground floor of the property to be replaced with new single storey, ground floor, kitchen/ dining extension and small new decking area with new steps down to garden.

Building Control

Deposit Date: 16.05.2008 Installed a Gas Boiler
Reference: 08/COR01334/CORGI

Building Control

Deposit Date: 11.01.2018 Install replacement windows in a dwelling
Reference: 18/FEN00251/FENSA

Application Number	24/1682/PS192
Address	46 Woodlawn Crescent, Twickenham TW2 6BD
Proposal	Loft conversion involving hip to gable roof extension, dormer to rear roof slope and installation of rooflights to front roof slope
Contact Officer	Phil Shipton

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 semi-detached dwellinghouse, located on the southern side of Woodlawn Crescent, backing onto the River Crane reserve area. The subject dwellinghouse has a double hipped roof form, as is characteristic of dwellings on Woodlawn Crescent. The neighbouring dwellinghouse that forms a duplex with the subject dwelling, No.44, consists of a gable roof with Dutch hip and front roof elevation rooflights, as is an emerging roof form extension within Woodlawn Crescent.

The application site is situated within Whitton and Heathfield Village and is designated as:

- Archaeological Priority - Site: Richmond APA 2.15: River Crane - Archaeological Priority Area - Tier II
- Area Proposed For Tree Planting - Site: 16/1/97
- Area Susceptible To Groundwater Flood - Environment Agency
- Article 4 Direction Basements
- Community Infrastructure Levy Band - Low
- Increased Potential Elevated Groundwater
- Land Use Past Industrial
- Risk of Flooding from Surface Water 1 in 100 chance - Environment Agency
- Risk of Flooding from Surface Water 1 in 30 chance - Environment Agency
- Take Away Management Zone
- Village Character Area - Waverly Avenue/Lyndhurst Avenue and surrounds - Area 13 Whitton & Heathfield Village Planning Guidance

3. DESCRIPTION OF THE PROPOSAL AND ANY RELEVANT PLANNING HISTORY

The proposal consists of a hip to gable roof extension with a Dutch hip, rear dormer, side window; one double rooflight and one single rooflight on the front roof slope, and one small double rooflight on the roof rear slope.

Due to the long and wide hip design of the existing roof, the proposed roof extension will project an additional 4.35m to the side along the ridgeline. The proposed dormer has a width of 5.79m and height of 2.34m and comprises sliding glass windows with a fixed glass Juliette balcony.

The volume of the roof extension and dormer is calculated below.

Volume calculation:

Hip to gable roof extension

$3.57\text{m (h)} \times 5.49\text{m (w)} \times 9.08\text{m (d)} / 6 = 29.69\text{m}^3$

Less existing Dutch hip: $1.900\text{m (d)} \times 1.145\text{m (w)} \times 0.795\text{m (h)} / 6 = 0.288\text{m}^3$

Less new Dutch hip: $3.54\text{m (d)} \times 1.35\text{m (w)} \times 1.35\text{m (h)} / 6 = 1.08\text{m}^3$

Total: 28.32m³

Rear dormer roof extension

$2.345\text{m (h)} \times 5.790\text{m (w)} \times 3.175\text{m (d)} / 2 = 21.55\text{m}^3$

Total (Hip to gable + Dormer volume): 49.88m³

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 includes the planning permission for the demolition of existing side store and erection of single storey, ground floor, side and part rear extension, associated alterations to the existing side terrace area, granted in 2018 under 18/0343/HOT. This was not implemented and is now expired.

It is also noted that a concurrent application has been submitted to Council for the demolition of existing sun room and utility room and raised patio areas/ steps to the rear ground floor of the property to be replaced with new single storey, ground floor, kitchen/ dining extension and small new decking area with new steps down to garden, under 24/1715/HOT.

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

The original proposal, submitted on 3rd July 2024, included a hip to gable roof extension (without Dutch hip); a rear dormer including a wider glass door than that currently proposed; two single rooflight and one double rooflight on the front roof elevation; and one double rooflight on the rear roof elevation. As submitted, the total volume of the hip to gable extension and rear dormer extension came to 55.69m³.

As this exceeded the volume permitted by B1(d)(ii), the applicant was advised to revise the proposal to reduce the volume. The applicant was also advised to reduce the size of the dormer window, in accordance with B2(a); consolidate the rooflights on the front elevation and consider a Dutch hip to create symmetry with neighbouring property at No.44. The applicant subsequently submitted revised plans on the 27th September 2024, of which implemented the above changes.

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".

The proposed hip to gable extension and rear dormer extension are assessed under Class B, while the rooflights proposed on each roof elevation are considered Class C.

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, the existing roof ridgeline is maintained.
(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, the existing roof slopes are maintained.
(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 veranda, balcony or raised platform, or (ii) the installation, alteration or replacement of a chimney, flue or soil and vent pipe;	Complies
(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, as annotated on plans.
(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, the rear dormer is setback 0.695m as annotated on the plans. The extensions do not go beyond any external wall.
(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.	Complies, the proposed side window is to be non-opening and obscured glass as annotated on the plans.

Class C

The development *is* considered to be permitted development under Class C 'Any other alteration to the roof of the dwelling house' for the following reasons:

C.1 Development is not permitted by Class C if—

C.1 Development is not permitted by Class C 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) the alteration would protrude more than 0.15 metres beyond the plane of the slope of the original roof when measured from the perpendicular with the external surface of the original roof;	Complies, as confirmed by the applicant via email correspondence.
(c) it would result in the highest part of the alteration being higher than the highest part of the original roof;	Complies
(d) it would consist of or include - (i) the installation, alteration or replacement of a chimney, flue or soil and vent pipe, or (ii) the installation, alteration or replacement of solar photovoltaics or solar thermal equipment;	Not Applicable
a. the dwellinghouse is built under Part 20 of this Schedule (construction of new dwellinghouses)	Complies

C.2 Development is permitted by Class C subject to the condition that any window located on a roof slope forming a side elevation of the dwellinghouse must be—

C.2 Development is permitted by Class C subject to the condition that any window located on a roof slope forming a side elevation of the dwellinghouse must be	Officer's Comment:
(a) obscure-glazed; and	Complies, as annotated on plans.
(b) 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.	Complies, as annotated on plans.

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): PS

Dated: 30/09/2024

I agree the recommendation:

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

Dated: 03/10/2024.....

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

U0094668	Biodiversity Net Gain No Pre-Approval
U0094669	PS192 Informative
U0094670	Composite Informative