



**Application reference: 24/2076/PS192**  
**WEST TWICKENHAM WARD**

Date application received	Date made valid	Target report date	8 Week date
16.08.2024	16.08.2024	11.10.2024	11.10.2024

**Site:**  
 29 Twining Avenue, Twickenham, TW2 5LL,  
**Proposal:**  
 Hip to gable land 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**

Ms Vildan Torun  
 29 Twining Avenue  
 Twickenham  
 TW2 5LL  
 United Kingdom

**AGENT NAME**

**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: REF Date:13/04/1989	Application:89/0425/FUL Erection Of Two Storey Rear Extension.
<u>Development Management</u> Status: REF Date:12/11/1990	Application:90/0922/FUL Erection Of Single Storey Rear Extension With A Maximum Projection Of 3m. And A Part Two Storey Extension With A Maximum Projection Of 2.55m.
<u>Development Management</u> Status: REF Date:08/11/1988	Application:88/2348 Single storey front and two storey rear extensions.
<u>Development Management</u> Status: REF Date:23/08/1956	Application:47/7377 Erection of garage.
<u>Development Management</u> Status: GTD Date:28/01/2009	Application:08/4578/HOT Proposed Single Storey Rear Extension.
<u>Development Management</u> Status: REF	Application:20/1041/HOT

Date:23/06/2020	Single storey side and rear extension, first floor infill extension, and hip to gable roof extension
<b>Development Management</b>	
Status: PCO	Application:24/2076/PS192
Date:	Hip to gable land rear dormer roof extensions. Rooflights to front elevation
<b>Appeal</b>	
Validation Date:	Erection of garage.
Reference: 47/7377	<b>Appeal Allowed</b>
<b>Building Control</b>	
Deposit Date: 24.02.2009	Single storey rear extension
Reference: 09/0277/BN	
<b>Building Control</b>	
Deposit Date: 08.09.2016	Install replacement windows in a dwelling
Reference: 16/FEN01555/FENSA	
<b>Enforcement</b>	
Opened Date: 23.03.2009	Enforcement Enquiry
Reference: 09/0150/EN/NAP	
<b>Enforcement</b>	
Opened Date: 18.05.2012	Enforcement Enquiry
Reference: 12/0253/EN/NAP	

Application Number	24/2076/PS192
Address	29 Twining Avenue Twickenham TW2 5LL

<b>Proposal</b>	<b>Hip to gable land rear dormer roof extensions. Rooflights to front elevation</b>
<b>Contact Officer</b>	<b>Fariba Ismat</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 site is occupied by a semi-detached two storey dwellinghouse located on the northern side of Twining Avenue. The application site is located within Fulwell and Hampton Hill Ward and is designated as follow:

Number of constraints: 10

<b>Item Found</b>	<b>More Information</b>
Area Susceptible to Groundwater Flood - Environment Agency	Superficial Deposits Flooding - >= 50% <75% - SSA Pool ID: 213
Article 4 Direction Basements	Article 4 Direction - Basements / Ref: ART4/BASEMENTS / Effective from: 18/04/2018
Community Infrastructure Levy Band	Low
Critical Drainage Area - Environment Agency	Strawberry Hill [Richmond] / Ref: Group8_003 /
Other Open Land of Townscape Importance	Site: Twining Avenue / Staines Road A305, 5th Cross Road, Ful - N_OOL_WT_063 - Rear gardens backing onto existing OOLTI - OOLTI
Take Away Management Zone	Take Away Management Zone
Throughflow Catchment Area (Throughflow and Groundwater Policy Zone)	Adopted: October 2020, Contact: Local Plan Team
Village	Twickenham Village

Village Character Area	Leeson Estate - Area 4 Twickenham Village Planning Guidance Page 24 CHARAREA13/04/01
Ward	West Twickenham Ward

### Planning History

Reference	Description	Decision
24/2076/PS192	Hip to gable land rear dormer roof extensions. Rooflights to front elevation	Under Consideration
20/1041/HOT	Single storey side and rear extension, first floor infill extension, and hip to gable roof extension	Refused Permission
08/4578/HOT	Proposed Single Storey Rear Extension.	Granted Permission
90/0922/FUL	Erection of Single Storey Rear Extension with A Maximum Projection of 3m. And A Part Two Storey Extension with A Maximum Projection Of 2.55m.	Refused Permission
89/0425/FUL	Erection of Two Storey Rear Extension.	Refused Permission
88/2348	Single storey front and two storey rear extensions.	Refused Permission
47/7377	Erection of garage.	Refused Permission

### 3. DESCRIPTION OF THE PROPOSAL

The proposal is for hip to gable and rear dormer roof extensions. Rooflight and solar panels to front elevation.

#### Volume calculation:

Hip to Gable =  $7.5/2 \times 2.8 \times 3.7 \times 1/3 = 13\text{m}^3$

Hip to Gable (side projection front roof)  $7.5/2 \times 0.65 \times 0.70 \times 1/3 = 0.55\text{m}^3$

Hip to Gable (side projection rear roof)  $7.5/2 \times 2.8 \times 1 \times 1/3 = 15 / 2 = 7\text{m}^3$

Proposed Rear Dormer =  $6.6 \times 3.6 \times 2.15 / 2 = 25.50\text{m}^3$

Total Volume =  $13 + 0.55 + 7 + 25.5 = \underline{\underline{39.65 \text{ m}^3}}$

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

### 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 were requested.

### 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), Classes B and C 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  (39.65m <sup>3</sup> as shown in calculations above)
(e) 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
(f) the dwellinghouse is on article 2(3) land;	Not Applicable
(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 confirmed by an email on 07/10/24
(b) the enlargement must be constructed so that—.	Complies

<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—                  (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</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>	
<p>(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.</p>	Complies

**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—

<b>C.1 Development is not permitted by Class C if</b>	<b>Officer’s Comment:</b>
<p>(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);</p>	Complies
<p>(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;</p>	Complies
<p>(c) it would result in the highest part of the alteration being higher than the highest part of the original roof;</p>	Complies
<p>(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;</p>	Complies
<p>(e) the dwellinghouse is built under Part 20 of this Schedule (construction of new dwellinghouses)</p>	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—

<b>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</b>	<b>Officer's Comment:</b>
<b>(a) obscure-glazed; and</b>	N/A
<b>(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.</b>	N/A

**7. RECOMMENDATION**

**Grant Certificate**

Drawings Numbers

- Existing and Proposed Site Plan Rev. F,
- Existing First Floor Plan Rev. F,
- Existing Front, Read & Side Elevations Rev. F,
- Existing Roof Plan Rev. F,
- +00-Ground Floor Plan – Existing Rev. F,
- +00-Ground Floor Plan – Proposed Rev. F,
- Proposed First Floor Plan Rev. F,
- Proposed Front, Read & Side Elevations Rev. F,
- Existing Roof Plan Rev. F,
- Proposed Loft Plan Rev. F and
- Proposed Roof Plan – All Recd.07/10/2024

**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 (which are not on the file)  YES  NO

This application has representations on file  YES  NO

Case Officer (Initials): .....FI..... Dated: .....07/10/2024.....

I agree the recommendation: EL Principal Planner 09/10/2024

Senior Planning Officer

Dated: .....

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**

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**CONDITIONS**

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**INFORMATIVES**

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