

**Application reference: 24/2067/PS192**  
**SOUTH TWICKENHAM WARD**

Date application received	Date made valid	Target report date	8 Week date
14.08.2024	14.08.2024	09.10.2024	09.10.2024

**Site:**

50 Upper Grotto Road, Twickenham, TW1 4NF,

**Proposal:**

Proposed roof conversion over the main and outrigger, the front slope of the roof will have 2 skylights.

**APPLICANT NAME**

Culbert  
50 Upper Grotto Road  
Twickenham  
Richmond Upon Thames  
TW1 4NF

**AGENT NAME**

Other More Space  
112 Gunnersbury Avenue  
Ealing  
London  
W5 4HB  
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:**

Development Management

Status: REF Application:04/3677/HOT  
Date:12/01/2005 Proposed Loft Conversion With Side And Rear Dormers.

Development Management

Status: REF Application:07/0077/HOT  
Date:16/02/2007 Proposed Loft Conversion With Rear Dormers.

Development Management

Status: REF Application:07/3814/HOT  
Date:18/12/2007 Loft conversion to main and rear roofs

Development Management

Status: GTD Application:24/2066/HOT  
Date:07/10/2024 Proposed single storey ground floor rear and side extension following demolition of existing rear extension.

Development Management

Status: PCO Application:24/2067/PS192  
Date: Proposed roof conversion over the main and outrigger, the front slope of the roof will have 2 skylights.

Appeal

Validation Date: 08.03.2005 Proposed Loft Conversion With Side And Rear Dormers.  
Reference: 05/0030/AP/REF

<b>Application Number</b>	<b>24/2067/PS192</b>
<b>Address</b>	<b>50 Upper Grotto Road Twickenham TW1 4NF</b>
<b>Proposal</b>	<b>Proposed roof conversion over the main and outrigger, the front slope of the roof will have 2 skylights.</b>
<b>Contact Officer</b>	<b>Jeremy Maclsaac</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 is a two storey terraced dwellinghouse on the North side of Upper Grotto Road.

The application site is designated as:

Area Susceptible To Groundwater Flood Environment Agency	- Superficial Deposits Flooding - >= 50% <75% - SSA Pool ID: 338
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 /
Main Centre Buffer Zone	Twickenham Town Centre Boundary Buffer Zone - A residential development or a mixed use scheme within this 400 metre buffer area identified within the Plan does not have to apply the Sequential Test (for Flood Risk) as set out in Local Plan policy LP21.
Take Away Management Zone	Take Away Management Zone
Throughflow Catchment Area (Throughflow and Groundwater Policy Zone)	Adopted: October 2020 , Contact: Local Plan Team
Village	Strawberry Hill Village
Village Character Area	Heath Road South - Area 7 Strawberry Hill Village Planning Guidance Page 30 CHARAREA12/07/01
Ward	South Twickenham Ward

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

Proposed roof conversion over the main and outrigger, the front slope of the roof will have 2

skylights.

**Volume calculation:**

*Outrigger dormer volume V1*

$$3.60 \times 1.99 / 2 \times 4.74 = 16.97$$

*Outrigger dormer volume V2*

$$(0.65 + 2.05)0.5 \times 3.19 \times 4.64 = 19.98$$

*Outrigger dormer volume V3*

$$(2.08 + 1.99) 0.5 \times 0.18 \times 3.19 = 1.16$$

$$V1 + V2 + V3 = 38.11\text{m}^3$$

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:

There is no relevant planning history associated with the site.

**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 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) <b>40 cubic metres in the case of a terrace house,</b> 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 displayed on elevation plans
<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	Complies

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.	
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### 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>
<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> 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 (< 0.15m as annotated on submitted drawing)
<b>(c)</b> it would result in the highest part of the alteration being higher than the highest part of the original roof;	Complies
<b>(d)</b> 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;	Complies
<b>(a)</b> 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—

<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)</b> obscure-glazed; and	NA
<b>(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.	NA

## 7. RECOMMENDATION

### Grant 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): .....JMA.....

Dated: .....09/10/2024.....

**I agree the recommendation:**



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

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

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: .....