

Application reference: 24/2138/PS192 TEDDINGTON WARD

Date application received	Date made valid	Target report date	8 Week date
22.08.2024	22.08.2024	17.10.2024	17.10.2024

Site:

75 Twickenham Road, Teddington, TW11 8AL,

Proposal:

PROPOSED REAR DORMER LOFT EXTENSION, INTERNAL ALTERATIONS WITH VELUX WINDOWS, JULIET BALCONY AND FENESTRATION

APPLICANT NAME

Kieran Power
75 Twickenham Road
Teddington
Richmond Upon Thames
TW11 8AL
United Kingdom

AGENT NAME

Tim Houlihan
Office G09, West Link House
981 Great West Road
Brentford
TW8 9DN
United Kingdom

Neighbours:

5 Grove Gardens, Teddington, TW11 8AR -

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

Development Management

Status: WDN Application: 16/4113/PS192
Date: 16/12/2016 Single storey rear extension

Development Management

Status: GTD Application: 16/4114/HOT
Date: 20/12/2016 Two-storey side extension and single-storey rear extension

Development Management

Status: REF Application: 24/1435/PS192
Date: 30/07/2024 PROPOSED REAR DORMER LOFT EXTENSION, INTERNAL ALTERATIONS WITH VELUX WINDOWS, JULIET BALCONY AND FENESTRATION

Development Management

Status: PCO Application: 24/2071/HOT
Date: Proposed rear dormer roof extension. Rooflights to front elevation

Development Management

Status: PCO Application: 24/2138/PS192
Date: PROPOSED REAR DORMER LOFT EXTENSION, INTERNAL ALTERATIONS WITH VELUX WINDOWS, JULIET BALCONY AND FENESTRATION

Building Control

Deposit Date: 04.07.2011 Installation of 3 Windows (Rating=C Licence=3252)
Reference: 11/BES00004/VEKA

Building Control

Deposit Date: 09.12.2011 Installation of 1 Windows (Rating=C Licence=3252)
Reference: 12/VEK00005/VEKA

Building Control

Deposit Date: 15.03.2017 2 storey side extension and single storey rear extension
Reference: 17/0531/FP

Building Control

Deposit Date: 30.04.2018 Install a gas-fired boiler Installed a Gas Cooker

Reference: 18/FEN02415/GASAFE

Building Control

Deposit Date: 30.03.2019 Rewire of all circuits

Reference: 19/ELE00063/ELECSA

Application Number	24/2138/PS192
Address	75 Twickenham Road Teddington TW11 8AL
Proposal	PROPOSED REAR DORMER LOFT EXTENSION, INTERNAL ALTERATIONS WITH VELUX WINDOWS, JULIET BALCONY AND FENESTRATION
Contact Officer	GNI

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 site contains a semi-detached dwelling on the west side of Twickenham Road. It has a hipped, tiled roof shared with No.77. There is an existing two storey integrated extension.

The application site is situated within Teddington Village and is designated as:

- Area Susceptible To Groundwater Flood - Environment Agency (Superficial Deposits Flooding - >= 50%)
- 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 (Teddington [Richmond] / Ref: Group8_006 /)
- Increased Potential Elevated Groundwater (GLA Drain London)
- Main Centre Buffer Zone (Teddington 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.)
- Risk of Flooding from Surface Water 1 in 1000 chance - Environment Agency (RoFSW Extent 1 In 1000 year chance - SSA Pool ID: 39700)
- Risk of Flooding from Surface Water 1 in 1000 chance - Environment Agency (RoFSW Extent 1 In 1000 year chance - SSA Pool ID: 47404)
- Take Away Management Zone (Take Away Management Zone)
- Village Character Area (Cambridge Road and surrounds - Area 2 Hampton Wick & Teddington Village Planning Guidance Page 21 CHARAREA11/02/01)
- Ward (Teddington Ward)

3. DESCRIPTION OF THE PROPOSAL AND ANY RELEVANT PLANNING HISTORY

The application includes a rear dormer loft extension, internal alterations with velux windows, juliet balcony and fenestration.

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:

Development Management

Status: REF

Date:30/07/2024

Application:24/1435/PS192

PROPOSED REAR DORMER LOFT EXTENSION, INTERNAL ALTERATIONS WITH VELUX WINDOWS, JULIET BALCONY AND

FENESTRATION

Development Management

Status: Under Assessment

Application:24/2071/HOT

Date:

Proposed rear dormer roof extension. Rooflights to front elevation

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

Amended plans were received on 08.10.24 which include annotation regarding the operability of the rooflight on the side elevation.

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.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 (Please see calculations set out below)
(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;	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

Volume calculation:

Council Officers have confirmed the calculation below provided by the agent is correct.

VOLUMETRIC CALCULATION:

Crown Top:
C1.
 $H .099 \times D 2.028 \times W 4.078 = 0.818$

TOTAL = .818m³

VOLUMETRIC CALCULATION:

Crown Top:
C2.
 $H .080 \times D 2.123 \times W 3.803 = 0.645$

TOTAL = 0.645

VOLUMETRIC CALCULATION:

Crown Top:
C3.
 $H .052 \times D 2.028 \times W 4.356 = 0.459$

TOTAL = 0.459m³

VOLUMETRIC CALCULATION:

Side Hip:
A.
 $H 3.463 \times D 2.459 \times W 8.866/2 = 37.712$

Rear Main Dormer:
B.
 $H 1.567 \times D 2.011 \times W 4.315 /2 = 6.798$

Gable End:
D.
 $H .713 \times D .758 \times W 1.825 /2 = /3 = .164$

A + B + C1 + C2 + C3 + D = 46.596

TOTAL = 46.596m³

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 plan
(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
(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

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	Complies (< 0.15m as

beyond the plane of the slope of the original roof when measured from the perpendicular with the external surface of the original roof;	annotated on submitted drawing)
(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;	Complies
(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
(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

Neighbour Submission:

A letter of objection has been received from no. 5 Grove Gardens Teddington. This submission raises issues related to design, streetscape impacts, privacy and overlooking.

As application is for a Certificate of Lawful Development (Proposed) and 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). It is not possible to take these issues into consideration as the decision is based on fact and not on policy grounds.

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): ...GNI.....

Dated:08.10.24.....

I agree the recommendation: CTA

Team Leader/Head of Development Management/Principal Planner

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