

## Application reference: 24/2095/PS192 WEST TWICKENHAM WARD

Date application received	Date made valid	Target report date	8 Week date
19.08.2024	19.08.2024	14.10.2024	14.10.2024

**Site:**

31 Andover Road, Twickenham, TW2 6PD,

**Proposal:**

Proposed loft conversion with L-Shaped Rear Dormer Roof Extension and insertion of 2No. rooflights to the front roof slope.

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

**APPLICANT NAME**

Mr Wes Maccabe  
29 Andover Road  
TWICKENHAM  
TW2 6PD

**AGENT NAME**

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

**Consultations:**

**Internal/External:**

**Consultee**

**Expiry Date**

**Neighbours:**

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

Development Management

Status: INV Application:24/2092/HOT  
Date: Ground floor side infill extension with pitched roof.

Development Management

Status: PCO Application:24/2095/PS192  
Date: Proposed loft conversion with L-Shaped Rear Dormer Roof Extension and insertion of 2No. rooflights to the front roof slope.

Building Control

Deposit Date: 09.03.2005 Installing a bathroom  
Reference: 05/0464/BN

Building Control

Deposit Date: 23.10.2019 Install replacement windows in a dwelling  
Reference: 19/FEN01973/FENSA

### 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 is a terraced house with two storeys on the west side of Andover Road in Twickenham.

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

- Area Proposed For Tree Planting (Site: 22/1/97)
- Area Susceptible To Groundwater Flood - Environment Agency (Superficial Deposits Flooding - >= 75% - SSA Pool ID: 214)
- Article 4 Direction Basements (Article 4 Direction - Basements / Ref: ART4/BASEMENTS / Effective from: 18/04/2018)
- Community Infrastructure Levy Band (Low)
- Increased Potential Elevated Groundwater (GLA Drain London)
- Surface Water Flooding (Area Less Susceptible to) - Environment Agency ()
- Take Away Management Zone (Take Away Management Zone)
- Village Character Area (North of the Green - Area 11 Twickenham Village Planning Guidance Page 38 CHARAREA13/11/01)
- Ward (West Twickenham Ward)

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

The proposal is for a dormer on the rear roof slope of the house, a dormer to the outrigger at the rear, and two rooflights on the front elevation.

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

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 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.1 Development is not permitted by Class B if—

B.1 Development is not permitted by Class B 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> any part of the dwellinghouse would, as a result of the works, exceed the height of the highest part of the existing	Complies

roof;	
<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 / (Please see calculations set out below)
<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

**Volume calculation:**

*Rear dormer roof extension*

$$(2.36) \times (3.46) \times (4.36) / 2 = 17.8 \text{ m}^3$$

*Outrigger dormer*

$$3.16 \times 2.55 \times 2.03 = 16.36 \text{ m}^3$$

$$(3.16 \times 2.55 \times 1.05) / 2 = 4.23 \text{ m}^3$$

$$= 20.6 \text{ m}^3$$

Total: 38.40 m<sup>3</sup>

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;	Does not Comply  The proposed dormers would be faced with zinc. This would not match the appearance of the exterior of the existing dwellinghouse. Additionally, the proposed windows in the dormers would not match the windows on the rest of the dwellinghouse in appearance.
<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—	Does not Comply  The drawings are inconsistent showing the dormer on the rear roof slope set back from

<p>(aa) the eaves of the original roof are maintained or reinstated; and</p> <p>(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>the eaves on the side elevation, but not on the rear elevation. The dormer on the outrigger would not be set back 0.2m from the eaves of the outrigger, despite being annotated as such.</p>
<p>(c) any window inserted on a wall or roof slope forming a side elevation of the dwellinghouse must be—</p> <p>(i) obscure-glazed, and</p> <p>(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>	<p>n/a</p>

### Class C

The development *is not* 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:
<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>	<p>Complies</p>
<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>	<p>Does not Comply</p> <p>There is no annotation on the drawing to indicate how far the proposed rooflight would protrude from the roof slope.</p>
<p>(c) it would result in the highest part of the alteration being higher than the highest part of the original roof;</p>	<p>Complies</p>
<p>(d) it would consist of or include -</p> <p>(i) the installation, alteration or replacement of a chimney, flue or soil and vent pipe, or</p> <p>(ii) the installation, alteration or replacement of solar photovoltaics or solar thermal equipment;</p>	<p>Complies</p>
<p>(a) the dwellinghouse is built under Part 20 of this Schedule (construction of new dwellinghouses)</p>	<p>Complies</p>

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:
<p>(a) obscure-glazed; and</p>	<p>n/a</p>
<p>(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.</p>	<p>n/a</p>

**7. RECOMMENDATION**

**Refuse Certificate**

**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): JPH

Dated: 29/08/2024

**I agree the recommendation:**

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

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: .....

<b>REASONS:</b>
<b>CONDITIONS:</b>
<b>INFORMATIVES:</b>
<b>UDP POLICIES:</b>
<b>OTHER POLICIES:</b>

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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