



LONDON BOROUGH OF  
RICHMOND UPON THAMES

ENVIRONMENT DIRECTORATE

# Application reference: 24/2247/PS192

## SOUTH TWICKENHAM WARD

Date application received	Date made valid	Target report date	8 Week date
09.09.2024	09.09.2024	04.11.2024	04.11.2024

**Site:**  
38 Grange Avenue, Twickenham, TW2 5TW,  
**Proposal:**  
Hip to gable and rear dormer loft extensions.

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

**APPLICANT NAME**  
Mrs Priya Chauhan  
38 Grange Avenue  
Twickenham  
Richmond Upon Thames  
TW2 5TW

**AGENT NAME**  
Mrs Giovanna Daldello  
30  
St Vincent Rd  
Twickenham  
TW2 7HJ

**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:**

<u>Development Management</u> Status: REF Date:07/01/1987	Application:86/1761 Loft Conversion.
<u>Development Management</u> Status: GTD Date:27/05/1987	Application:87/0505 Loft Conversion.
<u>Development Management</u> Status: PCO Date:	Application:24/2246/HOT Proposed ground floor wrap around, first floor side extension and garage conversion, new front porch (revised proposal and plans to include addition of front porch).
<u>Development Management</u> Status: PCO Date:	Application:24/2247/PS192 Hip to gable and rear dormer loft extensions.

Building Control

Deposit Date: 11.08.2003 FENSA Notification of Replacement Glazing comprising 5 Windows and 0 Doors. Installed by Ultralux Window Systems Ltd. FENSA Member No 23561. Installation ID 955747. Invoice No 13962

Reference: 03/5302/FENSA

Building Control

Deposit Date: 29.07.2014 Install a gas-fired boiler  
Reference: 14/FEN03198/GASAFE

<b>Application Number</b>	<b>24/2247/PS192</b>
<b>Address</b>	<b>38 Grange Avenue, Twickenham, TW2 5TW</b>
<b>Proposal</b>	<b>Hip-to-gable and rear dormer roof extensions; No. 2 roof lights to the front roof slope.</b>
<b>Contact Officer</b>	<b>GAP</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.

The Permitted development rights for householders - Technical Guidance (2019) states that:

*"Article 2(3) land" - this includes land within a National Park, the Broads, an area of outstanding natural beauty, an area designated as a conservation area, and land within World Heritage Sites.*

*"Terrace house" - means a dwellinghouse situated in a row of 3 or more dwellinghouses used or designed for use as single dwellings, where:*

- (a) it shares a party wall with, or has a main wall adjoining the main wall of, the dwellinghouse on either side or*
- (b) if it is at the end of a row, it shares a party wall with or has a main wall adjoining the main wall of a dwellinghouse which fulfils the requirements of subparagraph (a).*

**2. DESCRIPTION OF THE SITE AND ITS SURROUNDINGS**

The property is a two-storey semi-detached dwelling that does not possess any heritage designation.

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

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

The development is related to: a hip-to-gable and rear dormer roof extensions (Class B); No. 2 roof lights to the front roof slope (Class C).

The comprehensive list of planning history can be found above and the relevant planning history below:

**87/0505 - Loft Conversion - Granted 27/05/1987.**

**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 applicant has been asked for the originally proposed porch to be removed from the scheme as this was not PD.

The applicant has also been asked for the dormer’s windows to be in keeping with the existing windows of the dwelling as PD requires.

**6. EXPLANATION OF RECOMMENDATION**

The proposal falls under Class B - an addition or alteration to the roof.

Requirements under Class B	Compliance
B.1 Development is not permitted by Class B if-	
(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 2 of this Schedule (change of use)	Compliant.
(b) any part of the dwellinghouse would, as a result of the works, exceed the height of the highest part of the existing roof	Compliant.
(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	Compliant.
(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 (ii) <b>50 cubic metres in any other case</b>	Compliant.  Hip-to-gable: 9.025 m (l) x 4.5 m (w) x 3.85 m (h) = 26.06 m <sup>3</sup> .  Dormer: 5.230 m (w) x 3.055 m (l) x 2.5 m (h) = 20 m <sup>3</sup> .  Total: <b>46.06 m<sup>3</sup> &lt; 50 m<sup>3</sup>.</b>
(e) It would consist of or include - (i) The construction of provision of a verandah, balcony or raised platform, or (ii) The installation, alteration or replacement of a chimney, flue or soil and vent pipe	Compliant.
(f) The dwellinghouse is on article 2(3) land	Not Applicable.

B.2 Development is permitted by Class B subject to the following conditions:	
(a) The materials used in any exterior work shall be of a similar appearance to those used in the construction of the exterior of the existing dwellinghouse	Compliant.
(b) The enlargement shall 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 shall, so far as practicable, be not less than 0.2 metres from the eaves, measure 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	Compliant.
(c) Any window inserted on a wall or roof slope forming a side elevation of the dwellinghouse shall be – (i) Obscure-glazed, and (ii) Non-opening unless the parts of the windows which can be opened are more than 1.7 metres above the floor of the room in which the window is installed	Not Applicable.

The proposal falls under Class C - other alterations to the roof.

Requirements under Class C	Compliance
C.1 Development is not permitted by Class C if-	
(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 2 of this Schedule (change of use)	Compliant.
(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	Compliant.
(c) It would result in the highest part of the alteration being higher than the highest part of the original roof; or	Compliant.
(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	Compliant.
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 shall be –	
(a) Obscure-glazed; and (b) Non-opening unless the parts of the window which can be	Not Applicable.

opened are more than 1.7 metres above the floor of the room in which the window is installed	
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**7. RECOMMENDATION**

**Approve Certificate**

**Summary:**

The proposal is considered to be lawful within the meaning of Section 192 of the Act, given such proposal would meet the requirements of Classes B and C of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).

**Recommendation:**

It is recommended that application 24/2247/PS192 is supported.

**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): GAP Dated: 16/10/2024

**I agree the recommendation:**

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

Dated: 01/11/2024.....

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:**

<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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