

Application reference: 24/2254/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:

70 Strawberry Vale, Twickenham, TW1 4SE,

Proposal:

Hip to gable loft conversion including the installation of three roof windows into the pitched roof of the front elevation as well as the addition of a dormer at the rear

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

APPLICANT NAME

Mr & Mrs Sarbicki
70 Strawberry Vale
Twickenham
Richmond Upon Thames
TW1 4SE

AGENT NAME

Mr Jon Wallace
8 Ellison Grove
Kings Hill
ME19 4SQ

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: GTD Application:64/0335
Date:21/05/1964 Extension to existing dwellinghouse.

Development Management

Status: PDE Application:24/2254/PS192
Date: Hip to gable loft conversion including the installation of three roof windows into the pitched roof of the front elevation as well as the addition of a dormer at the rear

Building Control

Deposit Date: 27.10.2006 1 Window 1 Door
Reference: 06/07262/FENSA

Building Control

Deposit Date: 20.11.2006 3 Windows
Reference: 06/07462/FENSA

Building Control

Deposit Date: 01.05.2007 Dwelling house Main/ supplementary equipotential bonding Special location

(room containing bath or shower swimming pool sauna) Shower (electrically heated or pumped) Lighting circuit

Reference: 07/72879/NICEIC

Building Control

Deposit Date: 25.03.2022 Install a gas-fired boiler

Reference: 22/FEN01346/GASAFE

Application Number	24/2254/PS192
Address	70 Strawberry Vale Twickenham TW1 4SE
Proposal	Hip to gable loft conversion including the installation of three roof windows into the pitched roof of the front elevation as well as the addition of a dormer at the rear
Contact Officer	ECO

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 two storey semi-detached property located on the western side of Strawberry Vale.

The application site is situated within Strawberry Hill Village and is designated as:

- Area Benefiting Flood Defence - Environment Agency. (Areas Benefiting from Defences)
- 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 (Strawberry Hill [Richmond] / Ref: Group8_003 /)
- Floodzone 2 (Fluvial / Tidal Models)
- Floodzone 3 (Tidal Models)
- Increased Potential Elevated Groundwater (GLA Drain London)
- Risk of Flooding from Surface Water 1 in 1000 chance - Environment Agency (RoFSW Extent 1 In 1000 year chance - SSA Pool ID: 47276)
- SFRA Zone 3a High Probability (Flood Zone 3)
- Surface Water Flooding (Area Less Susceptible to) - Environment Agency ()
- Surface Water Flooding (Area Less Susceptible to) - Environment Agency ()
- Surface Water Flooding (Area Susceptible to) - Environment Agency ()
- Surface Water Flooding (Area Susceptible to) - Environment Agency ()
- Take Away Management Zone (Take Away Management Zone)
- Village (Strawberry Hill Village)
- Village Character Area (Michelham Gardens - Area 8 Strawberry Hill Village Planning Guidance Page 32 CHARAREA12/08/01)
- Ward (South Twickenham Ward)

3. DESCRIPTION OF THE PROPOSAL AND ANY RELEVANT PLANNING HISTORY

The proposed works include a hip to gable loft conversion, an addition of a dormer at the rear and the installation of three roof windows into the pitched roof of the front elevation.

Officer volume calculation:

Hip to gable roof extension

$$3.2 \times 4.25 \times 8.5 / 6 = 19.3 \text{ m}^3$$

Rear dormer roof extension

$$2.683 \times 6.1 \times 3.7 / 2 = 30.2 \text{ m}^3$$

Total: 49.5 m³

Agent volume calculation:

V1 : Volume Added by Hip to Gable

- W = 8.416m
- R = 3.166m
- B = 4.208m

$$V1 : = (8.416 \times 3.166 \times 4.208) / 6 = 18.69\text{m}^3$$

V2 : Volume Added by Rear Dormer

- L = 6.089m
- H = 2.668m
- D = 3.662m

$$V2 : = ((2.668 \times 3.662)/2) \times 6.089 = 29.75\text{m}^3$$

Total Volume Added by Whole Development = 48.44m³

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 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);	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	Compliant

which forms the principal elevation of the dwellinghouse and fronts a highway;	
(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;	Compliant Please see calculations set out under 'Proposals' 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;	Please refer to 'Class G' assessment below.
(f) the dwellinghouse is on article 2(3) land;	Compliant
(g) the dwellinghouse is built under Part 20 of this Schedule (construction of new dwellinghouses); or	Compliant
(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)	Compliant

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;	Compliant An annotation is provided on the plans which states that the proposed external works will incorporate materials that are of a similar appearance to those used on the exterior of the existing dwellinghouse.
(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	Compliant
(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.	Compliant

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:
(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);	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;	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;	Please refer to 'Class G' assessment below.
(a) the dwellinghouse is built under Part 20 of this Schedule (construction of new dwellinghouses)	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 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	Compliant
(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.	Compliant

Class G

The scheme is considered to be permitted development under Class G 'chimney, flues etc on a dwellinghouse'

G.1 Development is not permitted by Class G if --

G.1 Development is not permitted by Class G 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);	Compliant
(b) the height of the chimney, flue or soil and vent pipe would exceed the highest part of the roof by 1 metre or more;	Compliant
(c) in the case of a dwellinghouse on article 2(3) land, the chimney, flue or soil and vent pipe would be installed on a wall or roof slope which- (i) fronts a highway, and (ii) forms either the principal elevation or a side	Compliant

elevation of the dwellinghouse;	
(d) the dwellinghouse is built under Part 20 of this Schedule (construction of new dwellinghouses)	Compliant

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): ECO Dated: 16/10/2024

I agree the recommendation:

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

Dated: ...04/11/2024.....

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: