

ENVIRONMENT DIRECTORATE

Application reference: 24/2263/PS192
EAST SHEEN WARD

PLANNING REPORT

Printed for officer by
Jeremy MacIsaac on 30 October
2024

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:
32 West Temple Sheen, East Sheen, London, SW14 7AP
Proposal:
Dormer roof extensions to both side elevations and rear elevation

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

APPLICANT NAME	AGENT NAME
Mr and Mrs Mohn	Mr Robert Speight
10 Barley Mow Passage	10 Barley Mow Passage
Chiswick	Chiswick
london	london
Richmond Upon Thames	W4 4PH
W4 4PH	United Kingdom
United Kingdom	

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

Consultations:	
Internal/External:	
Consultee	Expiry Date

Neighbours:

56 Gilpin Avenue, East Sheen, London, SW14 8QY -
30 West Temple Sheen, East Sheen, London, SW14 7AP -

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

Development Management
Status: WDN Application: 02/2530
Date: 23/10/2002 Demolish Existing House. Construction Of New Single Dwelling.

Development Management
Status: GTD Application: 02/3391
Date: 28/04/2003 Demolition Of Existing House, Replacement With New House And Loft Accommodation; Erection Of Garage And Hardstanding With Access From Monroe Drive.

Development Management
Status: GTD Application: 70/1217
Date: 21/07/1970 Erection of first floor extension over garage and erection of garage in rear garden.

Development Management
Status: REF Application: 04/2538/FUL

Date:29/09/2004 Demolition of existing house, replacement with new detached 2/3 storey house, garage, vehicle crossover and pedestrian access to the front door (variation to application reference 02/3391/FUL).
Development Management
Status: GTD Application:04/3276/FUL
Date:07/02/2005 Amendment to planning application 02/3391/FUL granted on 24/4/2003. Amendment omitting 'cut out' at first floor rear.
Development Management
Status: WNA Application:04/3284/FUL
Date:02/12/2008 Amendment to original application 02/3391/FUL with permission granted.
Development Management
Status: GTD Application:06/1919/HOT
Date:22/09/2006 Bay windows to side, single storey extension and changes to fenestration.
Development Management
Status: GTD Application:06/1985/HOT
Date:22/09/2006 Proposed double garage, raising of boundary wall and new access.
Development Management
Status: GTD Application:07/1616/PS192
Date:14/06/2007 Single storey side extension, fenestration alterations and canopy over front entrance.
Development Management
Status: WDN Application:20/2300/HOT
Date:14/10/2020 Installation of 2No external inverter heat pumps for heating and cooling on side elevations
Development Management
Status: GTD Application:20/3071/HOT
Date:21/12/2020 Installation of 2 No external inverter heat pumps on side elevations
Development Management
Status: PCO Application:24/2262/HOT
Date: Ground floor side extensions
Development Management
Status: PDE Application:24/2263/PS192
Date: Dormer roof extensions to both side elevations and rear elevation

Building Control
Deposit Date: 22.06.2004 Three storey detached dwelling with garage
Reference: 04/1237/BN
Building Control
Deposit Date: 10.10.2007 Single storey side extension Internal alterations and detached garage
Reference: 07/2188/BN
Building Control
Deposit Date: 08.04.2009 29 Windows 3 Doors
Reference: 10/FEN00320/FENSA
Building Control
Deposit Date: 14.12.2012 Partial rewire Circuit alteration or addition in kitchen/ special location
Reference: 12/NIC02309/NICEIC
Building Control
Deposit Date: 30.08.2018 Steel box frame to external opening and installation of Bi-fold doors
Reference: 18/1530/BN
Building Control
Deposit Date: 29.08.2018 Install replacement windows in a dwelling Install replacement doors in a dwelling

Reference: 18/FEN01510/FENSA
Building Control
Deposit Date: 05.08.2018 Install replacement door in a dwelling
Reference: 18/FEN01511/FENSA
Building Control
Deposit Date: 31.12.2020 Install a gas-fired boiler
Reference: 21/FEN00128/GASAFE

Enforcement
Opened Date: 07.05.2003 Enforcement Enquiry
Reference: 03/00166/EN
Enforcement
Opened Date: 08.10.2004 Enforcement Enquiry
Reference: 04/0458/EN/NAP

Application Number	24/2263/PS192
Address	32 West Temple Sheen East Sheen London SW14 7AP
Proposal	Dormer roof extensions to both side elevations and rear elevation
Contact Officer	Jeremy MacIsaac

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 property is located to the west of West Temple Sheen Road and to the North of Monroe Drive due to the plot between sited near the junction of these two roads. The property is two storeys in height with habitable roof space demonstrated by the presence of roof lights and is largely formed of white render.

The application site is designated as:

Area Susceptible To Groundwater Flood - Environment Agency	Superficial Deposits Flooding - >= 25% <50% - SSA Pool ID: 1490
Article 4 Direction Basements	Article 4 Direction - Basements / Ref: ART4/BASEMENTS / Effective from: 18/04/2018
Community Infrastructure Levy Band	Higher
Critical Drainage Area - Environment Agency	Richmond Town Centre and Mortlake [Richmond] / Ref: Group8_004 /
Increased Potential Elevated Groundwater	GLA Drain London
Other Open Land of Townscape Importance	Site: Private back gardens at Christchurch Rd/West Temple & M - N_OOL_ES_092 - Christchurch Rd/West Temple & Monroe Drive ES - OOLTI
Surface Water Flooding (Area Less Susceptible to) - Environment Agency	
Take Away Management Zone	Take Away Management Zone
Village	East Sheen Village
Village Character Area	Monroe Drive and surrounds - Character Area 14 East Sheen Village Planning Guidance Page 47 CHARAREA05/14/01
Ward	East Sheen Ward

3. DESCRIPTION OF THE PROPOSAL AND ANY RELEVANT PLANNING HISTORY

The application is for a side and rear dormer extensions.

Dormer calculations:

Rear Dormer:

$2.7\text{m height} \times 6.3\text{m width} \times 2.75\text{m depth} / 2 = 23.39\text{m}^3$

Side dormer:

$2.75\text{m width} \times 2.5\text{m depth} \times 2.7\text{m height} = 9.28\text{m}^3$

(note: the actual volume is lesser than this as the calculations above have not deduced the volume from the hipped roofs, which was unnecessary to calculate as these larger sums are within the volume allowance)

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.

Planning permission for the house was originally granted in 2003 reference 02/3391 which removed permitted development rights for extensions and alterations. The design was amended in 2004 by planning permission reference 04/3276/FUL and this is the constructed scheme. The 2004 permission removed permitted development rights for outbuildings and for the insertion of additional windows at first floor level on the north elevation but did not remove permission for extensions or alterations otherwise unlike the 2003 permission. Given such, permitted development rights are intact under class B and C of the GPDO for alterations and extensions to the roof.

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.

Despite the above, there have been 3 neighbour objection letters which can be summarised as follows:

- Out of character
- Loss of light
- Visual intrusion
- Too large
- Existing plans not accurate
- Displaying incorrect height on existing plans
- Non complaint with the Council's SPD
- The house has two front elevations

For clarification the government publication 'permitted development rights for householders' contains the following guidance on the definition of the principal elevation:

"Principal elevation" – in most cases the principal elevation will be that part of the house which fronts (directly or at an angle) the main highway serving the house (the main highway will be the one that sets the postcode for the house concerned). It will usually contain the main architectural features such as main bay windows or a porch serving the main entrance to the house. Usually, but not exclusively, the principal elevation will be what is understood to be the front of the house.

There will only be one principal elevation on a house. Where there are two elevations which may have the character of a principal elevation, for example on a corner plot, a view will need to be taken as to which of these forms the principal elevation.

On the basis of the above the front elevation is that fronting Monroe drive given it contains the front door to the property and has the principle architectural features of the front elevation.

5. AMENDMENTS

During the course of the application one side dormer was removed from the plans and replaced with a rooflight. The materials of the dormer were confirmed as tile to match existing. The side elevation windows were annotated on the drawings to confirm they met the condition for being obscure glazed/non opening.

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
(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
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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 all elevation plans
(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 As annotated on all elevation plans

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

Monitoring in Uniform)

(*If yes, complete Development Condition

This application has representations on file

☒ YES

☐ NO

Case Officer (Initials):JMA.....

Dated:30/10/2024.....

I agree the recommendation:

This application has been subject to representations that are contrary to the officer recommendation. The Head of Development Management / South Area Team Manager has considered those representations and concluded that the application can be determined without reference to the Planning Committee in conjunction with existing delegated authority.

South Area Team Manager:ND.....

Dated:06.11.2024.....