

## Application reference: 24/2287/PS192 ST MARGARETS AND NORTH TWICKENHAM WARD

Date application received	Date made valid	Target report date	8 Week date
11.09.2024	11.09.2024	06.11.2024	06.11.2024

### Site:

11 Cole Park Gardens, Twickenham, TW1 1JB,

### Proposal:

Erect single storey rear extension, erect Porch to Front elevation, Add side dormers to pitch roof

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

### APPLICANT NAME

Mrs Barbara Bantock  
11 Cole Park Gardens  
Twickenham  
Richmond Upon Thames  
TW1 1JB

### AGENT NAME

Mr Michael Zalucki  
22 Micklefield Way  
Borehamwood  
WD6 4LG  
United Kingdom

**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: WDN

Date: 02/02/2021

Application: 20/3515/HOT

Demolition of existing garage, Bungalow to house conversion - facilitated by part single storey / part double storey side Extensions, balcony to master bedroom and a loft conversion

#### Development Management

Status: WDN

Date: 09/06/2021

Application: 21/1876/HOT

Demolition of existing garage. Double storey extension to front elevation. First First floor extension with habitable rooms above.

#### Development Management

Status: PDE

Date:

Application: 24/2287/PS192

Erect single storey rear extension, erect Porch to Front elevation, Add side dormers to pitch roof

#### Building Control

Deposit Date: 23.09.2006

FENSA Notification of Replacement Glazing comprising 0 Windows and 1 Doors. Installed by Hampton Hill Windows. FENSA Member No 11220. Installation ID 4077688. Invoice No 09/06/06

Reference: 06/6864/FENSA

#### Building Control

Deposit Date: 27.07.2006

Heating (central heating/ room heating/ hot water/ boiler/ controls) Dwelling house Main/ supplementary equipotential bonding Dwelling house

Reference: 06/80124/BRECECA

#### Building Control

Deposit Date: 27.07.2006

Installed a Gas Boiler

Reference: 07/94002/CORGI

Building Control

Deposit Date: 06.10.2009 Flat Shower (electrically heated or pumped) New consumer unit

Reference: 09/NIC02034/NICEIC

Building Control

Deposit Date: 04.03.2010 1 Window 1 Door

Reference: 10/FEN00413/FENSA

Building Control

Deposit Date: 30.09.2010 2 Windows

Reference: 10/FEN01617/FENSA

Building Control

Deposit Date: 04.02.2012 Circuit alteration or addition in kitchen/ special location Lighting/Power outdoors One or more new circuits Replacement consumer unit Rewire of all circuits Upgrade or alteration to means of earthing

Reference: 12/NIC00492/NICEIC

Building Control

Deposit Date: 04.02.2012 Circuit alteration or addition in kitchen/ special location

Reference: 12/NIC00493/NICEIC

Building Control

Deposit Date: 04.02.2012 Lighting/Power outdoors One or more new circuits Replacement consumer unit Rewire of all circuits

Reference: 12/NIC00494/NICEIC

Building Control

Deposit Date: 20.09.2024 Single storey extension, loft conversion

Reference: 24/1195/IN

<b>Application Number</b>	<b>24/2287/PS192</b>
<b>Address</b>	<b>11 Cole Park Gardens, Twickenham TW1 1JB</b>
<b>Proposal</b>	<b>Erect single storey rear extension, erect Porch to Front elevation, add side dormers to pitch roof</b>
<b>Contact Officer</b>	<b>Phil Shipton</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.

## 2. DESCRIPTION OF THE SITE AND ITS SURROUNDINGS

The subject site consists of single storey detached dwellinghouse, located on the north-eastern side of Cole Park Gardens. The site consists of a detached garage to the north-west of the existing dwellinghouse. Among Cole Park Gardens, the subject dwellinghouse is an outlier, consisting of a different architectural form.

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

- Area Benefiting Flood Defence - Environment Agency.
- Area Susceptible To Groundwater Flood - Environment Agency
- Article 4 Direction Basements
- Bank Top Planning App Tool - Environment Agency
- Community Infrastructure Levy Band - Higher
- Floodzone 2

- Floodzone 3
- Increased Potential Elevated Groundwater
- Protected View - VIEW 23 FROM TERRACE GARDEN TO SW TWCIK
- Protected View (Indicative Zone) - N\_View\_004 View from near Ham House to Orleans House
- Risk of Flooding from Surface Water 1 in 100 chance - Environment Agency
- Risk of Flooding from Surface Water 1 in 1000 chance - Environment Agency
- Risk of Flooding from Surface Water 1 in 30 chance - Environment Agency
- SFRA Zone 3a High Probability
- SFRA Zone 3b Functional Floodplain
- 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
- Take Away Management Zone
- Throughflow Catchment Area (Throughflow and Groundwater Policy Zone)

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

The proposal consists of a dormer on each of the side roof pitches; a ground floor rear extension; and a small side extension. Three chimneys are proposed to be removed to accommodate the side dormers. The dormers are proposed with two windows each, which are high and narrow in form. Two new windows are proposed to replace the single large window on the first-floor rear facade of the existing dwellinghouse.

The additional volume of the proposed dormers is calculated below.

#### Volume calculation:

*Rear dormer roof extension*

$2.301\text{m (h)} \times 2.742\text{m (w)} \times 5.446\text{m (d)} / 2 = 17.18\text{m}^3$

Total: 34.36m<sup>3</sup>

The ground floor rear extension has a depth of 4.0m and width of 4.6m. The extension is proposed with a gable roof form with a ridgeline height of 3.96m and eave height of 2.4m, sitting just below that of the existing eaves of the original dwellinghouse. One rooflight is proposed on each roof pitch of the rear extension.

The proposed side extension occurs to the western side of the front reception room, creating a porch/entrance area. The extension has a width of 1.2m and depth of 2.6m. The associated roof form will utilise a hip, integrating with the existing roof form. The porch structure itself is considered to have a height of 3.0m and area of 3m<sup>2</sup>.

All materials are proposed to match the existing dwellinghouse, including matching brick work, roof tiles, and windows.

The proposal is not considered to affect the protected view designation.

The scheme seeks confirmation in the form of a lawful development certificate that the construction of the development described above would constitute permitted development. It is noted that the classes of permitted development of which this application seeks is no mandatory requirement to get a flood risk assessment.

Two previous applications for extensions to the dwellinghouse were withdrawn by the applicant in 2021. 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

An amendment was made to the height of the porch structure.

The porch structure/roof was originally submitted with a height of 3.54m. It was subsequently amended to reduced height of 3.0m to comply with the maximum porch height under Class D1(c).

## 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".

All components of the proposal are assessed under their respective classes below, as following:

- The proposed rear and side extensions are deemed Class A developments.
- The proposed dormers are deemed Class B developments.
- The proposed rooflights on the rear extension are deemed Class C developments.
- The proposed side extension has the purpose of a porch and is therefore deemed a Class D development.

### Class A

**The scheme is considered to be permitted development under Class A 'The enlargement, improvement or other alteration of a dwellinghouse'**

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

A.1 Development is not permitted by Class A 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) as a result of the works, the total area of ground covered by buildings within the curtilage of the dwellinghouse (other than original) dwellinghouse) would exceed 50% of the total area of the curtilage (excluding the ground area of the original dwellinghouse);	Complies
(c) the height of the part of the dwellinghouse enlarged, improved or altered would exceed the height of the highest part of the roof of the existing dwellinghouse	Complies
(d) the height of the eaves of the part of the dwellinghouse enlarged, improved or altered would exceed the height of the eaves of the existing dwellinghouse;	Complies
(e) the enlarged part of the dwellinghouse would extend beyond a wall which – (i) forms the principal elevation of the original dwellinghouse; or (ii) fronts a highway and forms a side elevation of the original dwellinghouse	Complies, the proposed side extension does not extend beyond the existing front elevation, nor beyond the existing side elevation.
(f) subject to paragraph (g), the enlarged part of the dwellinghouse would have a single storey and --- (i) extend beyond the rear wall of the original dwellinghouse by more than 4m in the case of a detached dwellinghouse, or 3m in the case of any other dwellinghouse, or (ii) exceed 4m in height	Complies, see dimensions stated in Section 3.
(g) For a dwellinghouse not on article 2(3) land nor on a site of special scientific interest, the enlarged part of the dwellinghouse would have a single storey and --- (i) extend beyond the rear wall of the original dwellinghouse by more than 8m in the case of a detached dwellinghouse, or 6m in the case of any other dwellinghouse, or (ii) exceed 4m in height;	Complies, see dimensions stated in Section 3.
(h) the enlarged part of the dwellinghouse would have more than a single storey and --- (i) extend beyond the rear wall of the original dwellinghouse by more than 3m, or (ii) be within 7m of any boundary of the curtilage of the dwellinghouse being enlarged which is opposite the rear	Complies

wall of that dwellinghouse	
<b>(i)</b> the enlarged part of the dwellinghouse would be within 2m of the boundary of the curtilage of the dwellinghouse, and the height of the eaves of the enlarged part would exceed 3m;	Complies, both rear and side extensions do not occur within 2.0m of a boundary and have an eave height no greater than 3.0m
<b>(j)</b> the enlarged part of the dwellinghouse would extend beyond a wall forming a side elevation of the original dwellinghouse, and would --- (i) exceed 4m in height, (ii) have more than a single storey, or Have a width greater than half the width of the original dwellinghouse;	Complies, the proposed side extension is single storey, has a width of 1.2m which is less than half the width of the original dwellinghouse, and has a maximum height of 3.54m.
<b>(ja)</b> any total enlargement (being the enlarged part together with any existing enlargement of the dwellinghouse to which it will be joined) exceeds or would exceed the limits set out in sub-paragraphs (e) to (j);	Complies
<b>(k)</b> it would consist of or include --- (i) the construction or provision of a verandah, balcony or raised platform, (ii) the installation, alteration or replacement of a microwave antenna, (iii) the installation, alteration or replacement of a chimney, flue, soil and vent pipe, or (iv) an alteration to any part of the roof of the dwellinghouse or	Not applicable
<b>(l)</b> the dwellinghouse is built under Part 20 of this Schedule (construction of new dwellinghouses).	Complies

A.2 In the case of a dwellinghouse on article 2(3) land, development is not permitted by Class A if ---

<b>A.2 In the case of a dwellinghouse on article 2(3) land, development is not permitted by Class A if —</b>	<b>Officer's Comment:</b>
a. It would consist of or include the cladding of any part of the exterior of the dwellinghouse with stone, artificial stone, pebble dash, render, timber, plastic or tiles;	Not applicable, the subject site is not on article 2(3) land.
b. The enlarged part of the dwellinghouse would extend beyond a wall forming a side elevation of the original dwellinghouse; or	
c. The enlarged part of the dwellinghouse would have more than a single storey and extend beyond the rear wall of the original dwellinghouse	
d. Any total enlargement (being the enlarged part together with any existing enlargement of the original dwellinghouse to which it will be joined) exceeds or would exceed the limits set out in sub-paragraphs (b) and (c).	

A.3 Development is permitted by Class A subject to the following conditions—

<b>A.3 Development is permitted by Class A subject to the following conditions—</b>	<b>Officer's Comment:</b>
<b>(a)</b> the materials used in any exterior work (other than materials used in the construction of a conservatory) must be of a similar appearance to those used in the construction of the exterior of the existing dwellinghouse;	Complies, as annotated on submitted plans.
<b>(b)</b> any upper-floor window located in 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 submitted plans.
<b>(c)</b> where an enlarged part of the dwellinghouse has more than a single storey, or forms an upper storey to an existing	Not applicable, no more than single storey enlargement is

enlargement of the original dwellinghouse, the roof pitch of the enlarged part must, so far as practicable, be the same as the roof pitch of the original dwellinghouse.	proposed.
--	-----------

### 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>B.1 Development is not permitted by Class B if—</b>	<b>Officer's Comment:</b>
<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 roof;	Complies
<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 in Section 3)
<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;	Not applicable
<b>(f)</b> the dwellinghouse is on article 2(3) land;	Not applicable
<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

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;	Complies, as annotated on submitted plans and confirmed by the applicant via email.
<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— (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, as annotated on submitted plans.
<b>(c)</b> 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	Complies, as annotated on submitted plans.

be opened are more than 1.7 metres above the floor of the room in which the window is installed.	
--	--

### 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 beyond the plane of the slope of the original roof when measured from the perpendicular with the external surface of the original roof;	Complies, as annotated on submitted plans.
(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;	Not applicable
e. 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, as annotated on submitted plans.
(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.	

### Class D

The development *is* considered to be permitted development under Class D ‘The erection or construction of a porch outside any external door of a dwellinghouse’ for the following reasons:

D.1 Development is not permitted by Class D if—

D.1 Development is not permitted by Class D 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 ground area (measured externally) of the structure would exceed 3sqm	Complies, when taking into account the existing walls of the dwellinghouse of which the measurements on the submitted plan encompasses.
(c) any part of the structure would be more than 3 metres above ground level;	Complies, the proposed porch structure has a height of 3.0m.
(d) any part of the structure would be within 2 metres of any boundary of the curtilage of the dwellinghouse with a highway; or	Complies, the porch is located more than 2.0m from the nearest boundary.
(e) the dwellinghouse is built under Part 20 of this Schedule (construction of new dwellinghouses)	Complies

## 7. RECOMMENDATION

### Recommendation:

The determination of this application falls within the scope of Officer delegated powers - YES / ~~NO~~

### I therefore recommend the following:

- |    |                      |                                     |
|----|----------------------|-------------------------------------|
| 1. | REFUSAL              | <input type="checkbox"/>            |
| 2. | PERMISSION           | <input checked="" type="checkbox"/> |
| 3. | FORWARD TO COMMITTEE | <input type="checkbox"/>            |

This application is CIL liable

<input type="checkbox"/> YES*	<input checked="" type="checkbox"/> NO
(*If yes, complete CIL tab in Uniform)	

This application requires a Legal Agreement

<input type="checkbox"/> YES*	<input checked="" type="checkbox"/> NO
(*If yes, complete Development Condition Monitoring in Uniform)	

This application has representations online  
(which are not on the file)

<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO
------------------------------	--

This application has representations on file

<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO
------------------------------	--

Case Officer (Initials): PSH

Dated: 10/10/2024

### I agree the recommendation:

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

Dated: 07/11/2024.....

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: .....

<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**

---

**CONDITIONS**

---

---

**INFORMATIVES**

---

COMH09	Composite Informative
BNG02	Biodiversity Gain Plan No Pre-Approval
IL09A	Section 192 informative~~