



PLANNING REPORT  
Printed for officer by  
Brad Greening on 31 October  
2024

**Application reference: 24/2349/PS192**  
**WEST TWICKENHAM WARD**

Date application received	Date made valid	Target report date	8 Week date
18.09.2024	18.09.2024	13.11.2024	13.11.2024

**Site:**  
148 Sixth Cross Road, Twickenham, TW2 5PE

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

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

**APPLICANT NAME**  
Claire Skrinda  
148 Sixth Cross Road  
Twickenham  
Richmond Upon Thames  
TW2 5PE

**AGENT NAME**  
Mr Jon Wallace  
8 Ellison Grove  
Kings Hill  
ME19 4SQ

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

<u>Development Management</u> Status: PCO Date:23/03/1989	Application:89/0243/FUL Formation Of Vehicular Access.
<u>Development Management</u> Status: PCO Date:	Application:24/2349/PS192 Hip to gable loft conversion including the installation of three roof windows into the pitched roof of the side elevation as well as the addition of a dormer at the rear
<u>Building Control</u> Deposit Date: 25.09.2004	FENSA Notification of Replacement Glazing comprising 4 Windows and 0 Doors. Installed by Ultralux Window Systems Ltd. FENSA Member No 23561. Installation ID 2080054. Invoice No 15006
Reference: 04/6786/FENSA	
<u>Building Control</u> Deposit Date: 11.09.2006 Reference: 06/07028/FENSA	2 Windows 1 Door
<u>Building Control</u> Deposit Date: 11.09.2006 Reference: 06/93354/CORGI	Installed a Gas Boiler

<b>Application Number</b>	24/2349/PS192
<b>Address</b>	148 Sixth Cross Road, Twickenham
<b>Proposal</b>	Hip to gable loft conversion including the installation of three roof windows into the pitched roof of the side elevation as well as the addition of a dormer at the rear
<b>Contact Officer</b>	Brad Greening

**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 application site is 382m² and runs south-west to north-east away from the road before dog-legging further east. The site contains a semi-detached two-storey dwelling with loft space in the roof. The dwelling is paired with No. 150 to the north-west. Aerial images show the front yard containing hardstand parking area, while the rear yard contains lawn/garden/mature trees.

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

- Area Susceptible to Groundwater Flood - Environment Agency
- Article 4 Direction - Basements
- Community Infrastructure Levy Band - Low
- Critical Drainage Area - Environment Agency
- Other Open Land of Townscape Importance - Fielding Avenue / B358 6th Cross Road, Fulwell (Rear gardens of properties with trees)
- Surface Water Flooding (Area Less Susceptible to) - Environment Agency
- Take Away Management Zone
- Twickenham Village
- Village Character Area - Area 4 Twickenham Village (Leeson Estate)
- West Twickenham Ward

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

The proposal involves conversion of the hippped roof to gable, as well as the addition of a rear dormer, and installation of three roof windows to the front and one to the side. The SVP is also to be extended above the summit of the roof. The materials of the alterations are to match the existing dwelling.

**Volume calculation:**

*Hip to gable roof extension*

$3.26(h) \times 7.94(w) \times 3.96(d) / 6 = 17.08 \text{ m}^3$

*Rear dormer roof extension*

$2.8(h) \times 2.8(w) \times 3.51(d) / 2 = 29.93 \text{ m}^3$

Total: 47.01 m<sup>3</sup>

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.

**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  (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;	Complies (see Class G)
(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

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 confirmed on submitted 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 confirmed on submitted plans)

**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 (< 0.15m as annotated on submitted drawing)
(c) it would result in the highest part of the alteration being higher than the highest part of the original roof;	Complies

<b>(d)</b> 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;	Complies (see Class G)
<b>(a)</b> 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—

<b>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</b>	<b>Officer's Comment:</b>
<b>(a)</b> obscure-glazed; and	Complies
<b>(b)</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.	Complies

**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 --

<b>G.1 Development is not permitted by Class G 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> the height of the chimney, flue or soil and vent pipe would exceed the highest part of the roof by 1 metre or more;	Complies
<b>(c)</b> 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 elevation of the dwellinghouse;	Complies
<b>(d)</b> the dwellinghouse is built under Part 20 of this Schedule (construction of new dwellinghouses)	Complies

**7. RECOMMENDATION**

<b>Grant Certificate</b>
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**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): BGR

Dated: 31 October 2024

**I agree the recommendation:**

Team Leader/Head of Development Management/Principal Planner

Dated: .....

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:
CONDITIONS:
INFORMATIVES:
UDP POLICIES:
OTHER POLICIES:



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