



PLANNING REPORT
Printed for officer by
Brad Greening on 24 October
2024

Application reference: 24/2419/PS192
HEATHFIELD WARD

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HEATHFIELD WARD

Date application received	Date made valid	Target report date	8 Week date
26.09.2024	26.09.2024	21.11.2024	21.11.2024

Site:
28 Albemarle Avenue, Twickenham, TW2 6AJ

Proposal:
Hip to gable roof Loft Extension with new dormer window to rear and velux rooflights on roof frontage

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

APPLICANT NAME
Dr Mohamed Ellabbany
28 Albemarle Avenue
28 Albemarle Avenue
London
TW2 6AJ
United Kingdom

AGENT NAME
Alexander Hobbs
4 Heads Mews
London
W11 2QL
United Kingdom

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

Development Management
Status: REF Application:01/1429
Date:25/07/2001 Proposed Loft Extension.
Development Management
Status: GTD Application:23/1070/HOT
Date:30/06/2023 Alterations and Extension to side, rear
Development Management
Status: WON Application:23/2328/HOT
Date:09/09/2024 Alterations and Extension to side, rear and roof extensions to both sides and rear elevations, Rooflights to front elevation
Development Management
Status: REF Application:23/2555/PS192
Date:14/11/2023 Hip to gable and rear dormer roof extensions. Rooflight to front elevation
Development Management
Status: WDN Application:23/3300/PS192
Date:02/02/2024 hip to gable roof Loft Extension with new dormer window to rear and velux rooflight on roof frontage

Development Management
Status: REF Application:24/0960/PS192
Date:22/08/2024 Hip-to-gable loft extension with new dormer window to rear and velux rooflights on roof frontage
Development Management
Status: PCO Application:24/2419/PS192
Date: Hip to gable roof Loft Extension with new dormer window to rear and velux rooflights on roof frontage

Building Control
Deposit Date: 17.05.2001 Structural alteration to kitchen/dining area.
Reference: 01/0890/FP
Building Control
Deposit Date: 31.05.2001 Loft conversion
Reference: 01/0966/FP

Application Number	24/2419/PS192
Address	28 Albemarle Avenue, Twickenham
Proposal	Hip to gable roof Loft Extension with new dormer window to rear and velux rooflights on roof frontage
Contact Officer	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 330m² and contains a stand-alone dwelling with a parking hard-stand area in the front yard and lawn/garden in the rear yard. The surrounding area is predominantly residential with semi-detached or stand-alone dwellings.

The application site is situated within Whitton and Heathfield Village and is designated as:

- Area Susceptible To Groundwater Flood - Environment Agency
- Article 4 Direction Basements
- Community Infrastructure Levy Band - Low
- Land Use Past Industrial - Start: 1871 End: 1896
- Whitton and Heathfield Village
- Village Character Area - Whitton & Heathfield Village Planning Guidance (Waverly Avenue/Lyndhurst Avenue and surrounds)
- Heathfield Ward

3. DESCRIPTION OF THE PROPOSAL AND ANY RELEVANT PLANNING HISTORY

The application is seeking to alter the existing roof form so as to extend the northern and southern hipped roof to be gable. A dormer is proposed on the rear aspect of the roof.

Volume calculation: (if applicable)

Hip to gable roof extension

Central crown roof portions x 2
 $2.6(h) \times 0.71(w) \times 4.026(d) / 2 = 3.7 \text{ m}^3$
Total = 7.4m³

Hip roof corners x 4
 $4.026(b) \times 2.6(b) \times 4.026(h) \times 1/3 = 7.05 \text{ m}^3$
Total = 28.2³

Rear dormer roof extension

$1.679(h) \times 5.842(w) \times 2.6(d) / 2 = 12.8 \text{ m}^3$

Total: 48.4 m3

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 however the most relevant planning history is as follows:

Application:24/0960/PS192 involved the exact same design as the current proposal and was refused for exceeding the roof volume requirement. This calculation was found to be incorrect and therefore the applicant has resubmitted the plans for approval.

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. 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);	NA

(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
(f) the dwellinghouse is on article 2(3) land;	NA
(g) the dwellinghouse is built under Part 20 of this Schedule (construction of new dwellinghouses); or	NA
(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)	NA

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 the 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	Complies

(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.	
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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);	NA
(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 drawings)
(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;	Complies
(a) the dwellinghouse is built under Part 20 of this Schedule (construction of new dwellinghouses)	NA

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
(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

6. 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): BGR

Dated: 25/10/2024

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