

**Application reference: 24/2397/PS192**  
**HAM, PETERSHAM, RICHMOND RIVERSIDE WARD**

Date application received	Date made valid	Target report date	8 Week date
24.09.2024	24.09.2024	19.11.2024	19.11.2024

**Site:**

24 Thamesgate Close, Ham, Richmond, TW10 7YS

**Proposal:**

Single storey rear extension

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

**APPLICANT NAME**

Mr / Mrs S Yiend  
24 Thamesgate Close  
Ham  
Richmond Upon Thames  
TW10 7YS

**AGENT NAME**

Mr John Rawlins  
12  
Parkfields  
SW15 6nh  
United Kingdom

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

**Consultations:**

**Internal/External:**

**Consultee**

**Expiry Date**

**Neighbours:**

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

Development Management

Status: REF Application:23/2525/HOT  
Date:10/11/2023 Increase of ridge height with full width rear dormer, reconfigured front extension and small rear extension.

Development Management

Status: GTD Application:24/0600/HOT  
Date:03/05/2024 Reconfigured front extension and small rear extension.

Development Management

Status: GTD Application:24/1522/PS192  
Date:12/08/2024 Proposed rear dormer with rooflights to front roof slope

Development Management

Status: PCO Application:24/2397/PS192  
Date: Single storey rear extension

Development Management

Status: PCO Application:24/2593/PS192  
Date: Demolish existing shed replace and upgrade to office / Garage store

Building Control

Deposit Date: 23.04.2003      FENSA Notification of Replacement Glazing comprising 0 Windows and 1  
Doors. Installed by Best Buy Windows & Sealed Units. FENSA Member No  
10453. Installation ID 652217. Invoice No 00343

Reference: 03/6050/FENSA

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Building Control

Deposit Date: 02.11.2013      1 Door

Reference: 13/FEN03824/FENSA

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Building Control

Deposit Date: 28.12.2018      Install a gas-fired boiler

Reference: 19/FEN00248/GASAFE

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Building Control

Deposit Date: 19.07.2024      Loft conversion

Reference: 24/0876/FP

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<b>Application Number</b>	<b>24/2397/PS192</b>
<b>Address</b>	<b>24 Thamesgate Close Ham Richmond TW10 7YS</b>
<b>Proposal</b>	<b>Single storey rear extension</b>
<b>Contact Officer</b>	<b>Roberta Henriques</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 comprises a two-storey detached dwellinghouse located on the junction of Thamesgate Close and Locksmeade Road. The site is not identified as a Building of Townscape Merit (BTM) and is not designated within a Conservation Area. The application site is subject to the following designations:

- Article 4 Direction – restricting basement development
- Area susceptible to groundwater flooding  $\geq 25\%$
- Ham and Petersham Neighbourhood Plan Area
- Ham and Petersham Village
- Take Away Management Zone

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

This application proposes the erection of a single storey rear extension.

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 and the most relevant planning history is as follows:

**24/1522/PS192** - Proposed loft conversion / rear dormer with rooflights to front roof slope - **Granted**

**24/0600/HOT**- Reconfigured front extension and small rear extension - **Granted**

**23/P0307/PREAPP** - Single storey front and rear extension, raised ridge height to main roof with rear dormer and relocated garage to the rear of the property – **Pre application closed.**

**23/2525/HOT** - Increase of ridge height with full width rear dormer, reconfigured front extension and small rear extension – **Refused.**

### **Reason for Refusal - Design**

*The proposed first floor front extension, raised ridge and roof extensions, by virtue of their combined siting, design, height and mass, would result in a dominant, incongruous and visually intrusive form of development that is harmful to the character of the host dwelling and the surrounding area contrary to policy, in particular, LP1 of the Local Plan (2018), policies C2 and C3 of the Ham and Petersham Neighbourhood Plan, and the Supplementary Planning Document on House Extensions and External Alterations.*

### **Reason for Refusal - Amenity**

*The proposed dormer, by reason of its combined height, width and fenestration design, would open new lines of sight which would result in an unacceptable loss of privacy to the detriment of the amenities enjoyed by the occupants of neighbouring properties, in particular no. 22 Thamesgate Close. The proposal is therefore contrary to, in particular, Policy LP 8 of the Local Plan (2018), the Ham and Petersham Officer Planning Report – Application 24/2397/PS192 Page 3 of 7*

Neighbourhood Plan Area, and the following Supplementary Planning Documents/Guidance; House Extensions and External Alterations.

#### 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 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
(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
(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
(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 wall of that dwellinghouse	Complies

<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
<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
<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	Complies
<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
b) The enlarged part of the dwellinghouse would extend beyond a wall forming a side elevation of the original dwellinghouse; or	Not applicable
c) The enlarged part of the dwellinghouse would have more than a single storey and extend beyond the rear wall of the original dwellinghouse	Not applicable
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).	Not applicable

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 Materials to match as annotated on the Proposed Elevation drawing
<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.	Not applicable
<b>(c)</b> where an enlarged part of the dwellinghouse has more than a single storey, or forms an upper storey to an existing 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.	Not applicable

## 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): ...RHE.....

Dated: .....15/11/2024.....

**I agree the recommendation:**

SG  
Senior Planner

Dated: .....18/11/2024.....

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**

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**CONDITIONS**

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**INFORMATIVES**

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U0095758	Approved drawing nos
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