

**Application reference: 24/2420/PS192**  
**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:**

23 Glasbrook Avenue, Twickenham, TW2 6AH,

**Proposal:**

Proposed removal of the existing side garage, and rear conservatory, with the proposal of a front porch extension, with a single storey side extension, with a single storey rear extension, with a hip to gable end loft dormer with a rear dormer with juliet balcony.

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

**APPLICANT NAME**

Mr Mykola Budzenko  
23 Glasbrook Avenue  
Twickenham  
Richmond Upon Thames  
TW2 6AH

**AGENT NAME**

Mr Sunny Bahia  
54 Keith Road  
Hayes  
UB3 4HP  
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:**

Building Control

Deposit Date: 22.03.2011 Installed a Gas Boiler  
Reference: 11/FEN01633/GASAFE

Building Control

Deposit Date: 20.08.2024 Loft conversion, rear extension, side extension  
Reference: 24/1032/IN

<b>Application Number</b>	24/2450/PS192
<b>Address</b>	23 Glasbrook Avenue, Twickenham
<b>Proposal</b>	Proposed removal of the existing side garage, and rear conservatory, with the proposal of a front porch extension, with a single storey side extension, with a single storey rear extension, with a hip to gable end loft dormer with a rear dormer with juliet balcony.
<b>Contact Officer</b>	TWL

## 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 is 23 Glasbrook Avenue, Twickenham. The site contains a single storey semi-detached dwelling. The dwelling includes an attached garage and parking space. There is no rear development or other alterations.

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

- Archaeological Priority (Site: Richmond APA 2.15: River Crane - Archaeological Priority Area - Tier II)
- Area Susceptible To Groundwater Flood - Environment Agency (Superficial Deposits Flooding - >= 75% - SSA Pool ID: 257)
- Article 4 Direction Basements (Article 4 Direction - Basements / Ref: ART4/BASEMENTS / Effective from: 18/04/2018)
- Community Infrastructure Levy Band (Low)
- Land Use Past Industrial (LM/0136 R/845/03 LM/0018: Start: 1871 End: 1896)
- Village Character Area (Waverly Avenue/Lyndhurst Avenue and surrounds - Area 13 Whitton & Heathfield Village Planning Guidance Page 49)
- CHARAREA01/13/01)
- Ward (Heathfield Ward)

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

The proposed alterations to the dwelling include the following:

- Removal of the existing side garage, and rear conservatory
- Proposed front porch extension
- Proposed single storey side extension measuring 2.7m high, 10m deep and 2.2m wide (less than half the width of the dwelling).
- Proposed single storey rear extension measuring 3m deep, 6.9m wide and 2.7m high.
- Proposed hip to gable end loft dormer with a rear dormer with juliet balcony.
- Alteration of chimney

Below are the calculations provided by the application in relation to the hip to gable end loft dormer and rear dormer. Council Officers have measured the proposed drawings and determined the calculations to be accurate.

$$\begin{aligned} \text{Volume(Vd)} &= \frac{1}{2} \times 3.908 \times 6.550 \times 2.430 &&= 31.10 \text{ Cu.m} \\ \text{Volume(Vg)} &= (\frac{1}{3} \times \frac{1}{2} \times 2.830 \times 4.435 \times 8.870) &&= 18.55 \text{ Cu.m} \\ \text{Volume(V)} &= 31.10 + 18.55 &&= 49.65 \text{ Cu.m} \end{aligned}$$

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.

#### 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:
<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> 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
<b>(c)</b> 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
<b>(d)</b> 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
<b>(e)</b> 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
<b>(f)</b> 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	Complies

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	
<b>(g)</b> 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
<b>(h)</b> 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	Does not comply – permitted by virtue of Class G below.
<b>(l)</b> the dwellinghouse is built under Part 20 of this Schedule (construction of new dwellinghouses).	Complies

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 confirmed by annotated on plan
<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
<b>(c)</b> where an enlarged part of the dwellinghouse has more than a single storey, or forms an upper storey to an existing	Complies

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.	
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### 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>
(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;	Does not comply by reason of (ii) – permitted by virtue of Class G Note that juliet balconies are exempt.
(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>B.2 Development is permitted by Class B subject to the following conditions—</b>	<b>Officer's Comment:</b>
(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 by annotated on plan
(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	Complies

(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	
(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

### 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
(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;	Does not comply – permitted by virtue of Class G below.
(a) the dwellinghouse is built under Part 20 of this Schedule (construction of new dwellinghouses)	Complies

### 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
(c) any part of the structure would be more than 3 metres above ground level;	Complies
(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
(e) the dwellinghouse is built under Part 20 of this Schedule (construction of new dwellinghouses)	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**

**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): TWL

Dated: 12 November 2024

**I agree the recommendation: TFA**

~~Team Leader/Head of Development Management/Principal Planner/Senior Planner~~

Dated: .....21/11/2024.....

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: .....

You are advised that the proposed extension has been designed at the upper limits of the permitted development allowance for this type of property and thus leaving no margin for error. You are advised that should the works exceed the upper limits of permitted development, planning permission will be required. If this is the case, a retrospective application for planning permission may not necessarily be approved given the conflict with the Council's supplementary planning guidance for house extensions.