



**Application reference: 24/2442/PS192**  
WHITTON WARD

Date application received	Date made valid	Target report date	8 Week date
27.09.2024	27.09.2024	22.11.2024	22.11.2024

**Site:**  
10 Chase Gardens, Twickenham, TW2 7PB,  
**Proposal:**  
hip to gable loft conversion.

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

**APPLICANT NAME**  
Mr. Ufuk Gumusoz  
10 Chase Gardens  
Twickenham  
Richmond Upon Thames  
TW2 7PB

**AGENT NAME**  
Mr. A Kablan  
3 Redwood Drive , Epsom,  
London  
KT198FL

**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:**

<u>Development Management</u> Status: REF Date:17/06/2016	Application:16/1498/HOT Erection of front porch.
<u>Development Management</u> Status: PDE Date:	Application:24/2361/PS192 Demolishing existing garage and building permitted development outbuilding at the rear of garden.
<u>Development Management</u> Status: PDE Date:	Application:24/2442/PS192 hip to gable loft conversion.
<u>Development Management</u> Status: PCO	Application:24/2499/PDE

Date: Single storey rear extension (6.00m depth, 2.85m eaves height, 3.76m overall height).

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Appeal

Validation Date: 24.10.2016 Erection of front porch.  
Reference: 16/0151/AP/REF

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Building Control

Deposit Date: 12.01.2013 Installed a Gas Boiler  
Reference: 13/FEN00249/GASAFE

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Building Control

Deposit Date: 12.04.2018 Install one or more new circuits Install a replacement consumer unit  
Reference: 18/ELE00116/ELECSA

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Building Control

Deposit Date: 25.09.2020 Install one or more new circuits Install one or more new circuits  
Reference: 20/NIC01892/NICEIC

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Building Control

Deposit Date: 06.10.2020 Install one or more new circuits Install one or more new circuits  
Reference: 20/NIC01893/NICEIC

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<b>Application Number</b>	<b>24/2442/PS192</b>
<b>Address</b>	<b>10 Chase Gardens Twickenham TW2 7PB</b>
<b>Proposal</b>	<b>hip to gable loft conversion.</b>
<b>Contact Officer</b>	<b>SHO</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 site in question is a two storey semi-detached dwellinghouse located on the west side of Chase Gardens.

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

- Area Susceptible To Groundwater Flood - Environment Agency (Superficial Deposits Flooding - >= 75% - SSA Pool ID: 214)
- Article 4 Direction Basements (Article 4 Direction - Basements / Ref: ART4/BASEMENTS / Effective from: 18/04/2018)
- Community Infrastructure Levy Band (Low)
- Critical Drainage Area - Environment Agency (Twickenham [Richmond] / Ref: Group8\_001 / )
- Floodzone 2 (Fluvial Models)
- Increased Potential Elevated Groundwater (GLA Drain London)
- Risk of Flooding from Surface Water 1 in 100 chance - Environment Agency (RoFSW Extent 1 In 100 year chance - SSA Pool ID: 27058)
- Risk of Flooding from Surface Water 1 in 1000 chance - Environment Agency (RoFSW Extent 1 In 1000 year chance - SSA Pool ID: 46837)
- Risk of Flooding from Surface Water 1 in 30 chance - Environment Agency (RoFSW Extent 1 In 30 year chance - SSA Pool ID: 10686)
- Surface Water Flooding (Area Less Susceptible to) - Environment Agency ( )
- Surface Water Flooding (Area Susceptible to) - Environment Agency ( )
- Take Away Management Zone (Take Away Management Zone)
- Village (Whitton and Heathfield Village)
- Village Character Area (East of Hall Farm Drive - Area 3 Whitton & Heathfield Village Planning Guidance Page 23 CHARAREA01/03/01)
- Ward (Whitton Ward)

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

The site seeks permission for a hip to gable loft conversion.

	<p><b>VOLUME OF ADDITIONAL HIP TO GABLE SEGMENT</b></p> <p>A: Depth of main roof = 8.00 m                  C: Height of main roof = 2.96 m                  D: Ridge to eaves in plan = 4.19 m                  Vol. of triangular prism : <math>A \times C / 2 \times (D \times 2) = 99.22</math>                  Vol. of the pyramid : <math>A \times (D \times 2) \times 1/3 \times C = 66.14</math>                  Hip to gable = (Prism - Pyramid) / 2 = 16.54 Sq.m</p>	<p><b>EXTERNAL VOLUME OF THE PROPOSED REAR DORMER</b></p> <p>Max height of dormer = 2.65 m                  Projection of dormer = 3.80 m                  Side Area = <math>0.5 \times 2.65 \times 3.80 = 5.03 \text{ sq.m}</math>                  Width of dormer = 6.24 m  <b>EXTERNAL VOLUME OF DORMER</b>                  = <math>5.03 \text{ m} \times 6.24 \text{ m} = 31.38 \text{ sq.m}</math></p>
	<p><b>Total Volume = Hip to Gable + Rear Dormer</b>  <math>16.54 + 31.38 = 47.92 &lt; 50.00 \text{ sq.m}</math></p>	

Total volume: 48 m3

Measurements checked by Planning Officer

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:

Ref	Proposal	Received	Valid	Decision	Officer
24/2499/PDE	Single storey rear extension (6.00m depth, 2.85m eaves height, 3.76m overall height).	04/10/2024	04/10/2024	Pending Consideration	SHO
24/2442/PS192	hip to gable loft conversion.	27/09/2024	27/09/2024	Pending Consideration	SHO
24/2361/PS192	Demolishing existing garage and building permitted development outbuilding at the rear of garden.	19/09/2024	19/09/2024	Pending Consideration	SHO
16/1498/HOT	Erection of front porch.	18/04/2016	18/04/2016	Refused Permission	MID

**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**

Plans were amended and extra notes added to reflect that the rooflights proposed on the front elevation roof of the dwellinghouse would not protrude further than 0.15 metres.

Plans were also amended to reflect that all materials of the side elevation render, side elevation proposed windows and the proposed dormer windows would match the existing.

Lastly, it was confirmed and amended on plan that windows above 1.7 metres of the ground were openable.

**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 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
<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,	Complies

and the height of the eaves of the enlarged part would exceed 3m;	
<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>
<b>(a)</b> 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;	Complies
<b>(b)</b> The enlarged part of the dwellinghouse would extend beyond a wall forming a side elevation of the original dwellinghouse; or	Complies
<b>(c)</b> The enlarged part of the dwellinghouse would have more than a single storey and extend beyond the rear wall of the original dwellinghouse	Complies
<b>(d)</b> 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).	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 email/annotated on plan

<p><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.</p>	<p>Complies</p>
<p><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.</p>	<p>Complies</p>

**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—

<p><b>B.1 Development is not permitted by Class B if—</b></p>	<p><b>Officer’s Comment:</b></p>
<p><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);</p>	<p>Complies</p>
<p><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;</p>	<p>Complies</p>
<p><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;</p>	<p>Complies</p>
<p><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;</p>	<p>Complies                   (Please see calculations set out under ‘Proposals’ above)</p>
<p><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;</p>	<p>Complies</p>
<p><b>(f)</b> the dwellinghouse is on article 2(3) land;</p>	<p>Complies</p>
<p><b>(g)</b> the dwellinghouse is built under Part 20 of this Schedule (construction of new dwellinghouses); or</p>	<p>Complies</p>
<p><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)</p>	<p>Complies</p>

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>
<p><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;</p>	<p>Complies</p> <p>As confirmed by email/annotated on plan</p>
<p><b>(b)</b> the enlargement must be constructed so that—</p> <p>(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—</p> <p>(aa) the eaves of the original roof are maintained or reinstated; and</p> <p>(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</p> <p>(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</p>	<p>Complies</p>
<p><b>(c)</b> any window inserted on a wall or roof slope forming a side elevation of the dwellinghouse must be—</p> <p>(i) obscure-glazed, and</p> <p>(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.</p>	<p>Complies</p>

**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—

<b>C.1 Development is not permitted by Class C if</b>	<b>Officer's Comment:</b>
<p><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);</p>	<p>Complies</p>
<p><b>(b)</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;</p>	<p>Complies (&lt; 0.15m as annotated on submitted drawing)</p>
<p><b>(c)</b> it would result in the highest part of the alteration being higher than the highest part of the original roof;</p>	<p>Complies</p>
<p><b>(d)</b> it would consist of or include -</p> <p>(i) the installation, alteration or replacement of a chimney, flue or soil and vent pipe, or</p> <p>(ii) the installation, alteration or replacement of solar photovoltaics or solar thermal equipment;</p>	<p>Complies</p>
<p><b>(e)</b> the dwellinghouse is built under Part 20 of this Schedule (construction of new dwellinghouses)</p>	<p>Complies</p>



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

**7. RECOMMENDATION**

**Grant Certificate**

**Recommendation:**

The determination of this application falls within the scope of Officer delegated powers - YES

**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  
Uniform)

YES\*       NO  
(\*If yes, complete Development Condition Monitoring in

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

YES       NO

This application has representations on file

YES       NO

Case Officer (Initials): SHO

Dated: 06/11/2024

**I agree the recommendation: SGS**

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: .....