

**Application reference: 24/2425/PS192**  
**HAMPTON 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:**

22 Tudor Road, Hampton, TW12 2NQ,

**Proposal:**

Erection of a dormer over the rear projection and chimney removal

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

**APPLICANT NAME**

Mr and Mrs Briggs  
22 Tudor Road  
Hampton  
Richmond Upon Thames  
TW12 2NQ

**AGENT NAME**

Mrs K Cowan  
6 The Broadway  
Wembley  
MIDDLESEX  
HA9 8JT  
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:00/2193  
Date:11/10/2000 Loft Extension.

Development Management

Status: GTD Application:00/3431  
Date:22/01/2001 Loft Extension.

Development Management

Status: GTD Application:22/0941/HOT  
Date:23/05/2022 Demolish Garage, erection of rear single storey side return extension,

Development Management

Status: PDE Application:24/2425/PS192  
Date: Erection of a dormer over the rear projection and chimney removal

Building Control

Deposit Date: 10.04.2001 Loft conversion  
Reference: 01/0687/FP

Building Control

Deposit Date: 30.09.2011 Installed a Gas Boiler

Reference: 11/FEN03794/GASAFE

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Building Control

Deposit Date: 06.08.2012 Replacement consumer unit

Reference: 12/NIC01616/NICEIC

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Building Control

Deposit Date: 24.06.2013 Removal of loadbearing wall and the provision of a new kitchen

Reference: 13/1253/BN

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Building Control

Deposit Date: 18.07.2017 Install replacement windows in a dwelling

Reference: 17/FEN01444/FENSA

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Building Control

Deposit Date: 22.09.2022 Demolish garage, erection of rear single storey side return extension

Reference: 22/1681/FP

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Building Control

Deposit Date: 26.09.2022 Single Storey Rear/Infill Extension, New Ground Floor WC and Utility, Removal of Rear Chimney Breasts and Rear Structural Walls (excluding electrical Installation)

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Reference: 22/1700/IN

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Building Control

Deposit Date: 16.03.2023 Install a replacement consumer unit

Reference: 23/NIC00683/NICEIC

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Building Control

Deposit Date: 02.05.2023 Install a gas-fired boiler

Reference: 23/FEN02574/GASAFE

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Building Control

Deposit Date: 16.03.2023 Install one or more new circuits

Reference: 24/NIC01382/NICEIC

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Building Control

Deposit Date: 16.03.2023 Install one or more new circuits

Reference: 24/NIC01384/NICEIC

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Building Control

Deposit Date: 16.03.2023 Install one or more new circuits

Reference: 24/NIC01391/NICEIC

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Building Control

Deposit Date: 16.03.2023 Install one or more new circuits

Reference: 24/NIC01393/NICEIC

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<b>Application Number</b>	<b>24/2425/PS192</b>
<b>Address</b>	22 Tudor Road Hampton TW12 2NQ
<b>Proposal</b>	Erection of a dormer over the rear projection and chimney removal
<b>Contact Officer</b>	Alice Murphy
<b>Determination Date</b>	21/11/2024

## 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 consists of a two-storey semi-detached dwellinghouse located to the east side of Tudor Road.

The application site is situated within Character Area 11 of the Hampton Village Planning Guidance and is designated as:

- Article 4 Direction – restricting basement development
- Area Susceptible To Groundwater Flood - Environment Agency

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

The application seeks to extend the existing rear dormer across onto the outrigger roof to create an L shaped dormer. The outrigger chimney will also be removed to facilitate this extension. The window on the existing dormer will also be replaced.

### Volume calculation:

Firstly, it is noted that any non-original additions to the roof must be included in the total volume allowance. The existing rear dormer volume must therefore be included as this does not form part of the original dwellinghouse. The applicant has included the existing dormer structure in the volume calculations submitted.

### VOLUME CALCULATIONS

#### Volume of EXISTING Main Dormer

$$V = (B \times \frac{1}{2} C) \times A = (2.143 \times \frac{1}{2} 2.882) \times 4.395 = \mathbf{13.57m^3}$$

#### Volume of Overlapping part of the existing roofs (green lines, prior to existing lot conversion taken place)

$$V = (D \times \frac{1}{2} E) \times \frac{1}{3} H = (1.124 \times \frac{1}{2} 1.177) \times \frac{1}{3} 0.876 = \mathbf{0.19m^3}$$

#### Volume of PROPOSED Dormer Over The Rear Projection

$$V = [(P + O) \times \frac{1}{2} W] \times L = [(3.005 + 0.773) \times \frac{1}{2} 2.873] \times 4.433 = \mathbf{24.05m^3}$$

$$\mathbf{\text{TOTAL VOLUME} = 13.57 - 0.19 + 24.05 = 37.43m^3}$$

The scheme seeks confirmation in the form of a lawful development certificate that the construction of the development described above would constitute permitted development.

Relevant planning history for the subject site include:

- **22/0941/HOT** - Demolish Garage, erection of rear single storey side return extension. **Granted.**
- **00/3431** – Loft extension. **Granted.**

#### 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".

The proposed rear roof dormer will be assessed against Class B.

The removal of the chimney will be assessed against Class G.

#### 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 A 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> any part of the dwellinghouse would, as a result of the works, exceed the height of the highest part of the existing roof;	Complies.
<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;	Complies.
<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;	Complies.  (Please see calculations set out under 'Proposals' above)
<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;	Complies.
<b>(f)</b> the dwellinghouse is on article 2(3) land;	Complies.
<b>(g)</b> the dwellinghouse is built under Part 20 of this Schedule (construction of new dwellinghouses); or	Complies.
<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)	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 noted on the elevation drawings, materials will match the existing.
(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.

### **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>
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 height of the chimney, flue or soil and vent pipe would exceed the highest part of the roof by 1 metre or more;	Complies.
c. 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.
(d) the dwellinghouse is built under Part 20 of this Schedule (construction of new dwellinghouses)	Not applicable.

## **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  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): .....AMU.....

Dated: .....03/10/2024.....

**I agree the recommendation:**

Team Leader/Head of Development Management/Principal Planner - EL

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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U0094779	PS192 Informative
U0094780	Composite Informative