

Application reference: 24/2912/PS192

HAM, PETERSHAM, RICHMOND RIVERSIDE WARD

Date application received	Date made valid	Target report date	8 Week date
21.11.2024	21.11.2024	16.01.2025	16.01.2025

Site:

17 Arlington Road, Petersham, Richmond, TW10 7BX

Proposal:

Hip to gable and rear dormer roof extensions and three skylights to front elevation.

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

APPLICANT NAME

Elena Dieckmann
17 Arlington Road
Petersham
Richmond
TW10 7BX

AGENT NAME

Mr Chris Pope
45 Maplewell Road
Woodhouse Eaves
Loughborough
LE12 8RG

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

Consultations:

Internal/External:

Consultee

Expiry Date

Neighbours:

-

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

Status: REF Application:24/1778/HOT
Date:06/09/2024 Proposed single storey rear extension and window alterations at first floor.

Development Management

Status: GTD Application:24/2346/HOT
Date:16/10/2024 Proposed single storey rear extension and window alterations at first floor.

Development Management

Status: PDE Application:24/2912/PS192
Date: Hip to gable and rear dormer roof extensions and three skylights to front elevation.

Building Control

Deposit Date: 15.07.1998 Alteration to drain run.Insertion of RSJ.
Reference: 98/1194/BN

Building Control

Deposit Date: 28.04.2006 Installed a Gas Fire
Reference: 06/94356/CORGI

Building Control

Deposit Date: 14.04.2015 Install replacement windows in a dwelling Install replacement door in a

dwelling

Reference: 15/FEN00718/FENSA

Building Control

Deposit Date: 25.07.2015 Circuit alteration or addition in a special location

Reference: 15/NIC02065/NICEIC

Building Control

Deposit Date: 25.09.2015 Install replacement windows in a dwelling

Reference: 15/FEN01828/FENSA

Building Control

Deposit Date: 24.09.2015 Install replacement windows in a dwelling Install replacement doors in a dwelling

Reference: 15/FEN01844/FENSA

Building Control

Deposit Date: 15.12.2015 Install replacement window in a dwelling

Reference: 15/FEN02313/FENSA

Building Control

Deposit Date: 29.03.2017 Install replacement windows in a dwelling

Reference: 17/FEN00824/FENSA

Building Control

Deposit Date: 17.07.2024 Single storey rear extension

Reference: 24/0864/IN

Application Number	24/2912/PS192
Address	17 Arlington Road, Petersham, Richmond, TW10 7BX
Proposal	Hip to gable and rear dormer roof extensions and three skylights to front elevation.
Contact Officer	Kerry McLaughlin

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 proposal property is a two-storey, semi-detached dwelling, located on the eastern side of Arlington Road.

The application site is subject to the following planning constraints:

Area Susceptible to Groundwater Flood - Environment Agency	Superficial Deposits Flooding - >= 75% - SSA Pool ID: 308
Article 4 Direction Basements	Article 4 Direction - Basements / Ref: ART4/BASEMENTS / Effective from: 18/04/2018
Increased Potential Elevated Groundwater	GLA Drain London
Neighbourhood Plan Area	Ham and Petersham Neighbourhood Area - Ham and Petersham Neighbourhood Plan - Adopted by Council on 22 January 2019
Protected View (Indicative Zone)	N_View_004 View from near Ham House to Orleans House
Protected View (Indicative Zone)	N_View_005 View to Marble Hill House (north)
Village	Ham and Petersham Village
Ward	Ham, Petersham and Richmond Riverside Ward

3. PROPOSAL AND ANY RELEVANT PLANNING HISTORY

Volume Calculation:

HIP TO GABLE

$8.55 \times 4.27 \times 3.5 / 6 = 21.29\text{M}^3$

DORMER

$3.9\text{M}^3 \times 7.04 = 27.4\text{M}^3$

TOTAL = 48.74M³

Volume calculations provided by applicant, checked and verified by 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:

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 B

The hip to gable and rear dormer roof extensions *are* 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 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) 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 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;	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—	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 stated on drawing number P24-45.2.
(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 As shown on drawing number P24-45.2.

(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.	Not Applicable There are no new upper floor flank facing windows proposed under this application.

Class C

The skylights are 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	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 As shown on drawing number P24-45.3.
(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)	Complies

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	Not Applicable There are no new upper floor flank facing windows proposed under this application.
(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.	Not Applicable There are no new upper floor flank facing windows proposed under this application.

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): KM

Dated: 25/11/2024

I agree the recommendation:

Senior Planner

VAA

Dated: 25.11.24