



ENVIRONMENT DIRECTORATE

PLANNING REPORT  
Printed for officer by  
Ellie Cooke on 21 October 2024

**Application reference: 24/2505/PS192**  
WEST TWICKENHAM WARD

Date application received	Date made valid	Target report date	8 Week date
07.10.2024	07.10.2024	02.12.2024	02.12.2024

**Site:**  
448 Staines Road, Twickenham, TW2 5JD,

**Proposal:**  
Proposed loft conversion with hip to gable rear facing dormer window. New window at upper level in flank elevation and entrance porch

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

**APPLICANT NAME**  
Ms Oi Man Yu & Mr King Pong  
Arith Tsang  
448 Staines Road  
Twickenham  
Richmond Upon Thames  
TW2 5JD

**AGENT NAME**  
Mr Robert Cole  
9 queensway  
sunbury-on-thames  
TW16 6HA  
United Kingdom

**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: GTD Application:00/3035  
Date:28/11/2000 Provision Of Vehicular Crossover.

Development Management  
Status: PCO Application:24/2505/PS192  
Date: Proposed loft conversion with hip to gable rear facing dormer window.  
New window at upper level in flank elevation and entrance porch

Development Management  
Status: PCO Application:24/2530/HOT  
Date: Proposed single storey rear extension

Building Control

Deposit Date: 26.10.2020    Install a gas-fired boiler

Reference: 20/FEN03741/GASAFE

Building Control

Deposit Date: 04.12.2021    Rewire of all circuits

Reference: 21/NAP00514/NAPIT

<b>Application Number</b>	<b>24/2505/PS192</b>
<b>Address</b>	<b>448 Staines Road Twickenham</b>

<b>Proposal</b>	<b>Proposed loft conversion with hip to gable rear facing dormer window. New window at upper level in flank elevation and entrance porch</b>
<b>Contact Officer</b>	<b>ECO</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 is a semi-detached dwelling located on the northern side of Staines Road.

The application site is situated within Twickenham Village and is designated as:

- Area Susceptible To Groundwater Flood - Environment Agency (Superficial Deposits Flooding - >= 75% - SSA Pool ID: 398)
- Article 4 Direction Basements (Article 4 Direction - Basements / Ref: ART4/BASEMENTS / Effective from: 18/04/2018) Community Infrastructure Levy Band (Low)
- Village (Twickenham Village)
- Village Character Area (Rivermead and surrounds - Area 1 Twickenham Village Planning Guidance Page 18 CHARAREA13/01/01)
- Ward (West Twickenham Ward)

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

This application is for a hip to gable roof extension, a rear dormer, a new window at upper level as well as an entrance porch

**Volume calculation:** (if applicable)

*Hip to gable roof extension*

$9.45m \times 4.65 \times 3.6 / 6 = 26.366 \text{ m}^3$

*Rear dormer roof extension*

$5.25 \times 3.325 \times 2.6 / 2 = 22.69 \text{ m}^3$

Total: 49.059 m3

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 relevant planning history for this site is below:

Development Management  
Status: PCO    Application:24/2530/HOT

Date: Proposed single storey rear extension

**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 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>
<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;	Please refer to 'Class G' assessment below
<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

<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>
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B.2 Development is permitted by Class B subject to the following conditions—

<p><b>B.2 Development is permitted by Class B subject to the following conditions—</b></p>	<p><b>Officer’s Comment:</b></p>
<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 As confirmed by annotation 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—

<p><b>C.1 Development is not permitted by Class C 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> 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>	Please refer to 'Class G' assessment below
<p><b>(a)</b> the dwellinghouse is built under Part 20 of this Schedule (construction of new dwellinghouses)</p>	NA

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—

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:
<p><b>(a)</b> obscure-glazed; and</p>	Complies
<p><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.</p>	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:
<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>	Complies
<p><b>(b)</b> the ground area (measured externally) of the structure would exceed 3sqm</p>	Complies
<p><b>(c)</b> any part of the structure would be more than 3 metres above ground level;</p>	Complies
<p><b>(d)</b> any part of the structure would be within 2 metres of any boundary of the curtilage of the dwellinghouse with a highway; or</p>	Complies
<p><b>(e)</b> the dwellinghouse is built under Part 20 of this Schedule (construction of new dwellinghouses)</p>	NA

**Class G**

**The scheme is / is not (Delete as appropriate) 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)	NA

**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): ECO Dated: 23/10/2024

**I agree the recommendation:**

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

Dated: ...29/11/2024.....



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: .....