

**Application reference: 24/3201/PS192**  
HAM, PETERSHAM, RICHMOND RIVERSIDE WARD

Date application received	Date made valid	Target report date	8 Week date
19.12.2024	19.12.2024	13.02.2025	13.02.2025

**Site:**

11 Arlington Road, Petersham, Richmond, TW10 7BX

**Proposal:**

Hip to gable and rear dormer roof extensions. Rooflights 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**

Mr Nicholas Wood  
11 Arlington Road  
Petersham  
Richmond  
TW10 7BX

**AGENT NAME**

Miss Eleanore Cole  
Ditton Garages  
Southville Road  
Thames Ditton  
KT7 0UL

**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

Date: 25/03/1976

Application: 76/0135

Alterations to provide a new toilet and showerroom, and erection of a single storey front extension to the existing garage.

Development Management

Status: PCO

Date:

Application: 24/3200/HOT

Single storey rear extension

Development Management

Status: PDE

Date:

Application: 24/3201/PS192

Hip to gable and rear dormer roof extensions. Rooflights to front elevation.

Building Control

Deposit Date: 17.02.2020

Install a gas-fired boiler

Reference: 20/FEN01025/GASAFE

Building Control

Deposit Date: 26.10.2023

Install a replacement consumer unit

Reference: 23/NIC02579/NICEIC

Building Control

Deposit Date: 03.11.2023

Install one or more new circuits



<b>Application Number</b>	<b>24/3201/PS192</b>
<b>Address</b>	<b>11 Arlington Road, Petersham, Richmond, TW10 7BX</b>
<b>Proposal</b>	<b>Hip to gable and rear dormer roof extensions. Rooflights to front elevation.</b>
<b>Contact Officer</b>	<b>Kerry McLaughlin</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 application 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)
Surface Water Flooding (Area Less Susceptible to) - Environment Agency	
Village	Ham and Petersham Village
Ward	Ham, Petersham and Richmond Riverside Ward

## 3. PROPOSAL AND ANY RELEVANT PLANNING HISTORY

### Volume Calculation:

*Hip to gable roof extension*

$$3.25 \text{ (h)} \times 4.15 \text{ (w)} \times 8.5 \text{ (d)} / 6 = 19.1 \text{ m}^3$$

*Rear dormer roof extension*

$$2.35 \text{ (h)} \times 8.285 \text{ (w)} \times 3 \text{ (d)} / 2 = 29.2 \text{ m}^3$$

**Total: 48.3m<sup>3</sup>**

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 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>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 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>B.2 Development is permitted by Class B subject to the following conditions—</b>	<b>Officer's Comment:</b>
<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;	Complies As stated on drawing numbers TDB-235-PL-01-A & TDB-235-PL-10-A.
<b>(b)</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	Complies As shown on drawing numbers TDB-235-PL-01-A & TDB-235-PL-10-A.

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	
(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 flank facing windows proposed under this application.

**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:

<b>C.1 Development is not permitted by Class C 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 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 stated on drawing numbers TDB-235-PL-01-A & TDB-235-PL-10-A.
(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

<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>
(a) obscure-glazed; and	Not Applicable There are no new 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 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  
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): KM

Dated: 24/01/2025

**I agree the recommendation:**

Senior Planner

VAA

Dated: 24.01.25