

Application reference: 07/0848/HOT
HAM, PETERSHAM, RICHMOND RIVERSIDE WARD

Date application received	Date made valid	Target report date	8 Week date
13.03.2007	13.03.2007	08.05.2007	08.05.2007

Site:

20 Ashley Gardens, Petersham, Surrey, TW10 7BU

Proposal:

Erection of loft extension

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

APPLICANT NAME

Mr Zupan
20 Ashley Gardens
Petersham
Surrey
TW10 7BU

AGENT NAME

Jumn Phillips
Spring Cottage
2 The Gardens Old Lane Cobham
Surrey
KT11 1NB

DC Site Notice: printed on

Consultations:

Internal/External:

Consultee

Expiry Date

Neighbours:

15 Ashley Gardens, Petersham, Surrey, TW10 7BU, - 16.03.2007
18 Ashley Gardens, Petersham, Surrey, TW10 7BU, - 16.03.2007
5 Arlington Road, Petersham, Surrey, TW10 7BZ, - 16.03.2007
7 Arlington Road, Petersham, Surrey, TW10 7BZ, - 16.03.2007
27 Sandy Lane, Petersham, Surrey, TW10 7EW, - 16.03.2007
29 Sandy Lane, Petersham, Surrey, TW10 7EW, - 16.03.2007

History:

Ref No	Description	Status	Date
95/2470/FUL	• Single Storey Rear Extension	GTD	26/10/1995
07/0848/HOT	• Erection of loft extension	PCO	

Constraints:

DELEGATED REPORT

Site Address: 20 Ashley Gardens, Petersham

Reference: 07/0848

Policies:

House Extensions and External Alterations – SPG
BLT 11, 15, and 16, TRN 4 and TRN 5

Site/Surroundings: The property is not Listed, nor a BTM and is not within a Conservation Area.

Proposal: Erection of loft extension

materials to match.

Relevant History:

10 Ashley Gardens – 03/2481 – Roof Extension – Approved
14 Ashley Gardens – 00/0759 – Dormer Roof Extension to Side Roof Plane - Approved
6 Ashley Gardens – 91/2333 – Roof Extension – Approved

S192

4 Ashley Gardens – 00/2291 - Loft Conversion Dormer Extension at Rear – Approved
7 Ashley Gardens – 02/2532 - Loft Extension with Rear Dormer – Approved
11 Ashley Gardens – 97/0575 – Roof Extension at Rear - Approved

Representations: None

Professional comments:

It is considered that the proposed hip to gable roof conversion, with Dutch hip, is acceptable in terms of its bulk, scale, and design. Although the other dwelling in this pair of semi-detached properties has not been extended similarly, it is not considered that this roof conversion will appear incongruous within the street scene, especially since no.10 has carried out an identical development (minus the Dutch hip) and it has not been to the detriment of the street scene. There are also other properties along the road who have not carried a out a full hip to gable conversion, but have instead installed large side dormers and it is considered that a hip to gable conversion such as that proposed has a significantly better appearance than a side dormer. It is also considered that the two proposed rear dormers are acceptable in terms of their bulk, scale, and design. They are small in size and have been set down from the ridgeline of the existing roof, set in from the sides and set back from the rear wall as per the Council's guidelines.

Since No's 10,14, and 6 Ashley Gardens have been granted permission for side dormers it is considered that a precedent has already been sent within the road and that for the above reasons, the proposed hip to gable conversion would not be to the detriment of the street scene.

In light of the above it is not considered that there would be any impact on the outlook of the occupiers of the adjoining properties. There would be no impact on daylight/sunlight as the

works are within the roof, and there would not be any loss of privacy as there would be no more overlooking than from existing first floor windows.

It is therefore considered that the proposed development complies with the relevant policies and SPG.

Recommendation: Approve

Conditions:

AT01 – 3years

Informatives:

IE05 – Noise control

IH06B – Damage to public highway

IL10A – Building regulations

IL12A – Approved Drawings

IL16HA – Relevant policies

IL19 – Summary of reasons

Drawing numbers: 3808

Difficult to resist the proposal in view of the other changes to the local streetscape.

Professional Comments:

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

Case Officer (Initials): *JY*

Dated: *12/28/07*

I agree the recommendation:

Team Leader/Development Control Manager

Dated:

JL Brown
12/27/07

This application has been subject to representations that are contrary to the officer recommendation. The Development Control Manager has considered those representations and concluded that the application can be determined without reference to the Planning Committee in conjunction with existing delegated authority.

Development Control Manager:

Dated:

REASONS:
CONDITIONS:
INFORMATIVES:
UDP POLICIES:
OTHER POLICIES:

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

CONDITIONS:	
INFORMATIVES:	

ADDITIONAL NOTES CONTINUED FROM ABOVE:

PLANNING RECORDS

6 ASHLEY GARDENS PETERSHAM

UPRN: 100022303092
Area: 430.929

ORN: 0000065516
Perim: 102.429

DC 91/2333/FUL
Officer: Miss Anita Vedi
Roof Extension.

Received: 31/12/1991
Status: GTD granted permission 27/02/1992 ().

DC 91/2069/FUL
Officer: Miss Anita Vedi
Roof Extension.

Received: 15/11/1991
Status: WDN withdrawn by the applicant 03/01/1992 ().

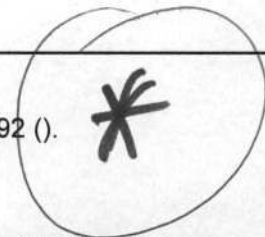
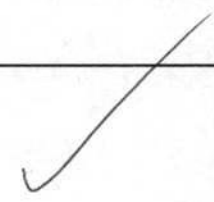
DC 91/1969/S64
Officer: Miss Anita Vedi
Single Storey Rear Extension.

Received: 30/10/1991
Status: No Decision ().

DC 91/1043/FUL
Officer: Miss Anita Vedi
Single Storey Rear Extension And Rear Conservatory.

Received: 11/06/1991
Status: WDN withdrawn by the applicant 30/07/1991 ().

Report Ends.



PLANNING RECORDS

10 ASHLEY GARDENS PETERSHAM

UPRN: 100022303096
Area: 384.118

ORN: 0000065518
Perim: 101.537

DC 04/1199

Officer: Ms Laura Graham
Roof Extension.

Received: 21/04/2004

Status: REF refused permission 22/06/2004 (DEL).

DC 03/2481

Officer: Ms Helen Dorricott
Proposed Side And Rear Roof Extension Incorporating Rear Dormer.

Received: 06/08/2003

Status: GTD granted permission 16/09/2003 (DEL).

DC 01/1049

Officer: Mr Robert Angus
Erection Of Conservatory.

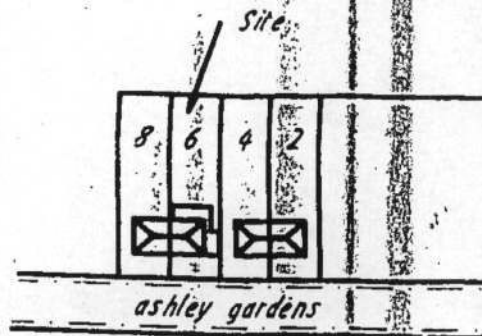
Received: 19/04/2001

Status: GTD granted permission 06/06/2001 (DEL).

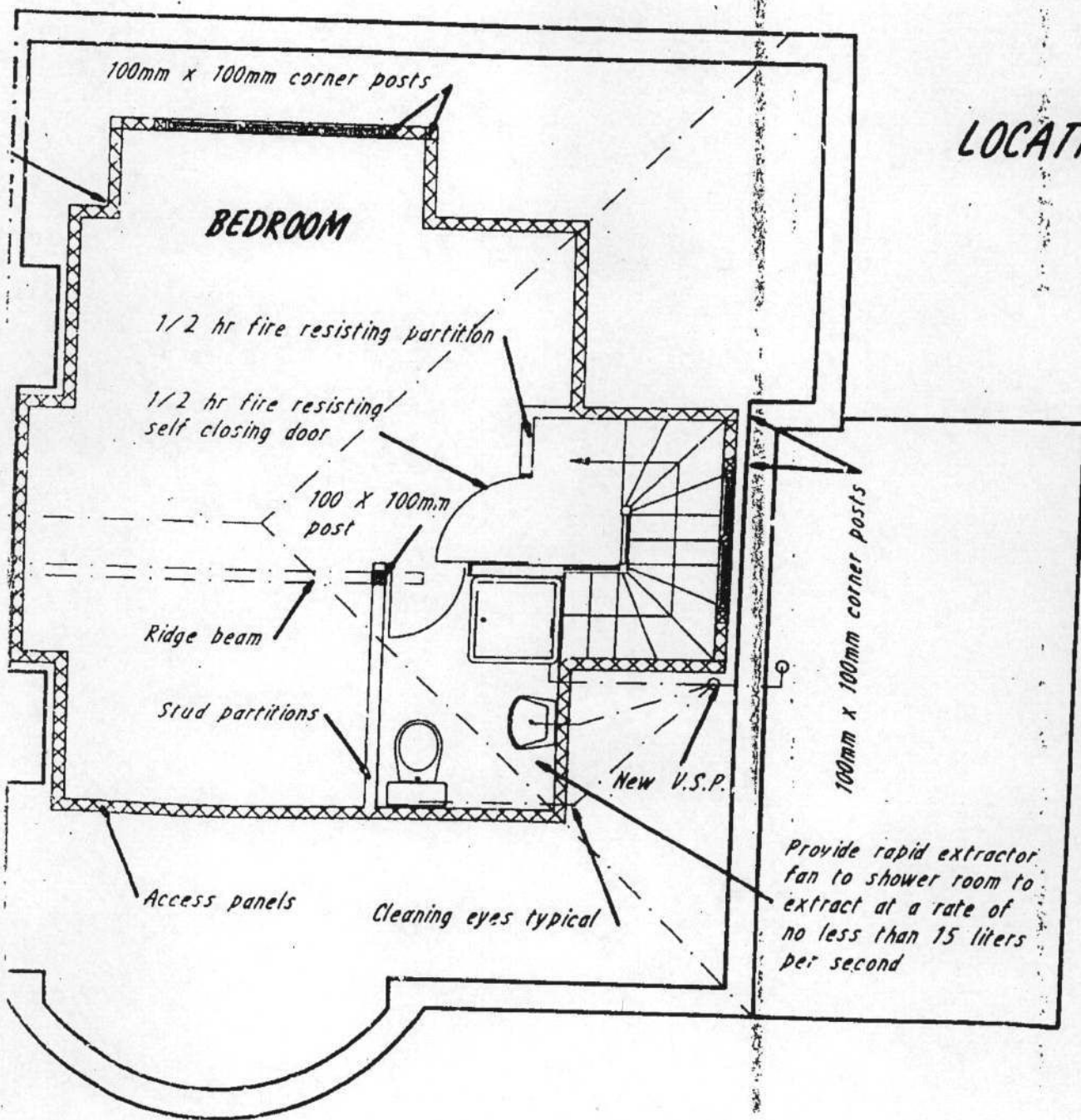
Report Ends.

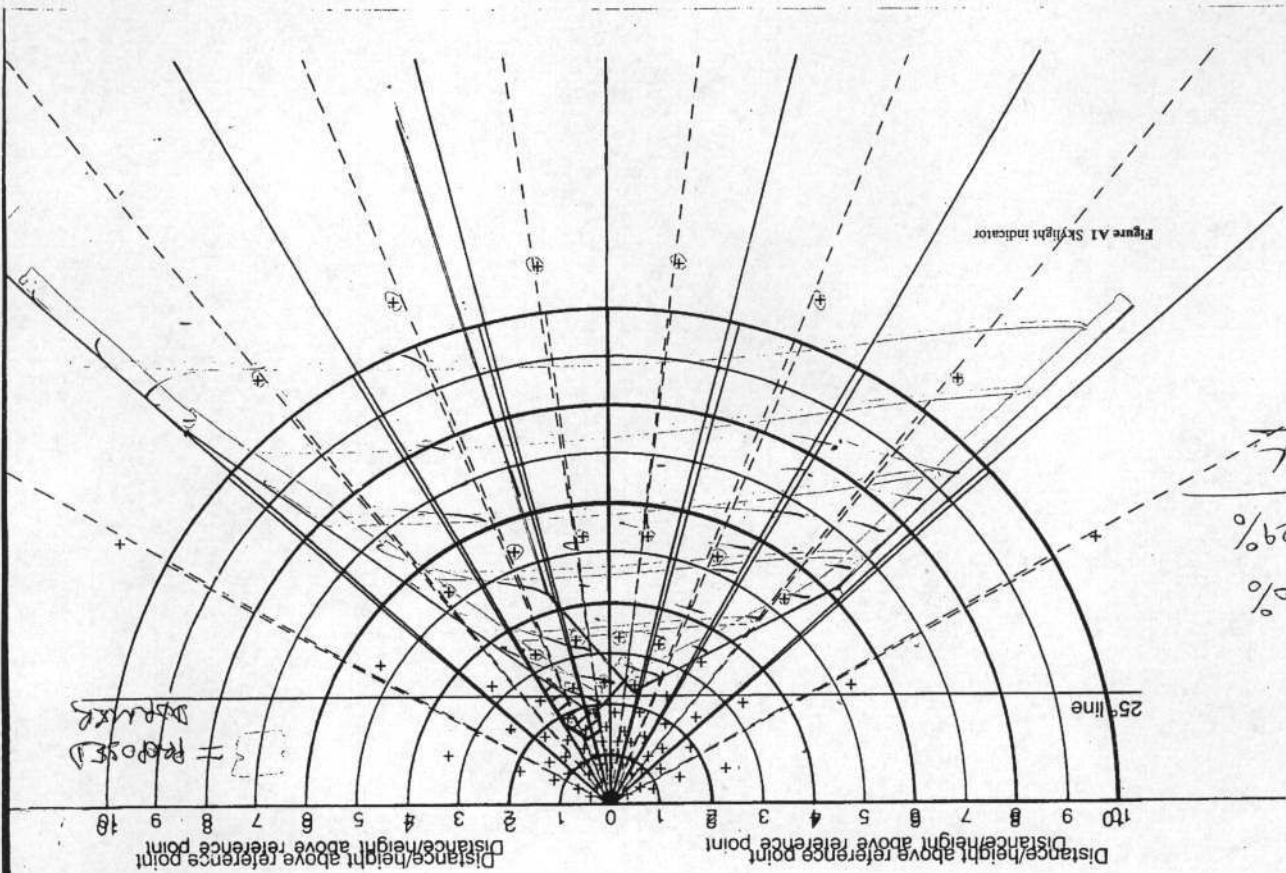
REAR ELEVATION

- MEMBERS SIZES**
- ROOF JOISTS - 150 X 50mm JOISTS @ 400mm CRS
 - CEILING BEAM - 2 No 200 X 50mm JOISTS BOLTED TOGETHER
 - WALL JOISTS - 200 X 75mm JOISTS @ 400mm CRS
 - FLOOR JOISTS - 200 X 50mm JOISTS @ 400mm CRS
 - TRUSS A - 2 No 125 X 50mm JOISTS BOLTED TOGETHER
 - TRUSS B - 3 No 175 X 50mm JOISTS BOLTED TOGETHER
 - TRUSS C - 2 No 175 X 50mm JOISTS BOLTED TOGETHER
 - TRUSS D - 152 X 89mm UB @ 16kgs
 - TRUSS E - 4 No 200 X 50mm JOISTS BOLTED TOGETHER
 - TRUSS F - 254 X 146mm UB @ 37kgs
 - TRUSS G - 450 X 100 X 19mm M.S. PLATES



LOCATION PL.





VSC
 before $\frac{2}{60} = 3.3\%$
 After $\frac{2}{58} = 3.4\%$
 Comfortably OK

25° line
 = PROPOSED
 DASHED

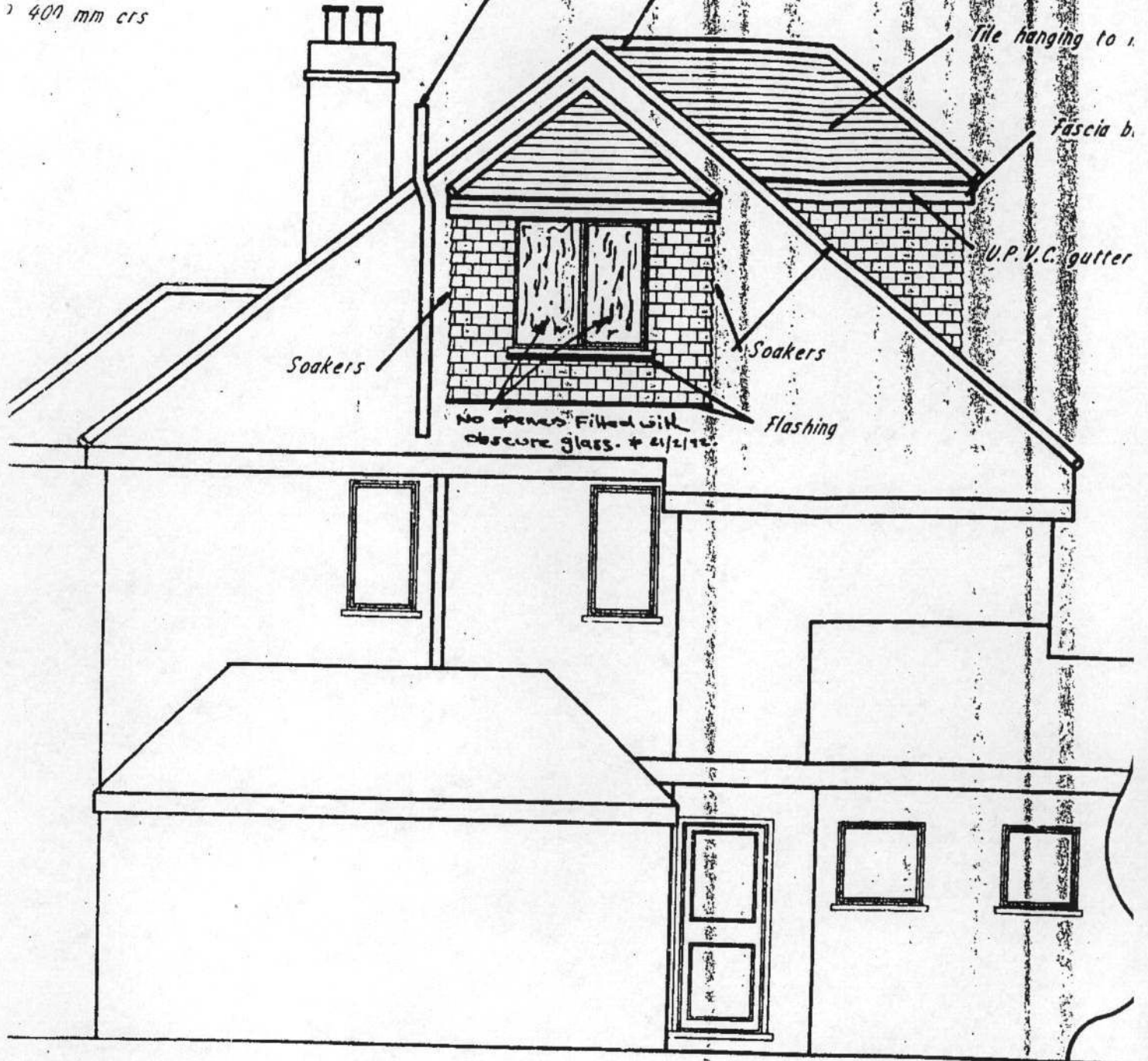
00/0759/FUL

Side Bedroom window of 12 Ashley Gardens

6 Ashley Edus.

Extend V.S.P. to 1000mm above any window

ing on
ing felt
400 mm crs



SIDE ELEVATION

is to be a full 1/2hr fire resistant
m stops glued and screwed *
are a full 1/2hr fire resistant *

BEAM SIZES

PLANNING RECORDS

14 ASHLEY GARDENS PETERSHAM

UPRN: 100022303100
Area: 413.730

ORN: 0000121267
Perim: 103.286

DC 00/0759

Officer: Mr John Brown
Dormer Roof Extension To Side Roof Plane.

Received: 13/03/2000
Status: GTD granted permission 08/05/2000 (DEL).

DC 96/2845/S192

Officer: Mr John Brown
Conversion Of Garage And Loft Into Habitable Rooms

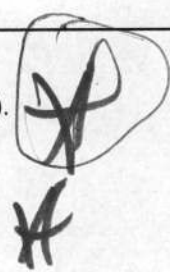
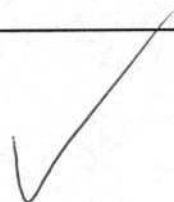
Received: 09/09/1996
Status: GTD granted permission 10/10/1996 ().

DC 96/0207/FUL

Officer: Mr Christopher Tankard
Single Storey Rear Extension & Conservatory

Received: 25/01/1996
Status: No Decision ().

Report Ends.



PLANNING PERMISSION/LISTED BUILDING CONSENT
CONSERVATION AREA CONSENT

Contact: Mr J Brown

Extn.: 7478

Ward:
App Rec'd: 13/03/2000

APPLICANT: MR AND MRS KING
14 ASHLEY GARDENS
PETERSHAM
SURREY

AGENT: STUART HICKS
Site: 14 ASHLEY GARDENS
PETERSHAM

Proposal: DORMER ROOF EXTENSION TO SIDE ROOF PLANE.

~~Chairman's Action~~
28/4 Please backdate

* EH may direct	Full Planning									
Decision by R.U.T.	Outline									
Listed Building Consent	Other									
C.A. Consent	Council Committee									
RECOMMENDATION:	<input checked="" type="checkbox"/> APPROVE/ CONSENT <input checked="" type="checkbox"/> REFUSE <input checked="" type="checkbox"/> OTHER <input checked="" type="checkbox"/> ENFORCEMENT/ COURT ACTION									
Prepared by JJB	Submitted for decision by									
Date: 27/4/00	<table border="1"> <tr> <td>PLANNING AND TRNSPT COMMITTEE</td> <td>PLANNING SUB-CITTEE</td> <td>DELEGATED POWERS</td> </tr> <tr> <td><i>[Signature]</i></td> <td><i>[Signature]</i></td> <td><i>[Signature]</i></td> </tr> <tr> <td>Date:</td> <td>Date:</td> <td>Date:</td> </tr> </table>	PLANNING AND TRNSPT COMMITTEE	PLANNING SUB-CITTEE	DELEGATED POWERS	<i>[Signature]</i>	<i>[Signature]</i>	<i>[Signature]</i>	Date:	Date:	Date:
PLANNING AND TRNSPT COMMITTEE	PLANNING SUB-CITTEE	DELEGATED POWERS								
<i>[Signature]</i>	<i>[Signature]</i>	<i>[Signature]</i>								
Date:	Date:	Date:								
TEAM LEADER Agreed										
Date:										
PPO Agreed	Application dealt with under delegated authority by									
Date:	Joe B									
	on: 8/5/00									

Visit neighbouring property YES / NO DATE: **20/4/00**

THE FOLLOWING PROPERTIES WERE CONSULTED ON : 29/3/00

Advertised: []
Site Notice: []
CAAC: []

The Occupier, 7 Ashley Gardens, Petersham, TW10 7BU,
The Occupier, 9 Ashley Gardens, Petersham, TW10 7BU,
The Occupier, 12 Ashley Gardens, Petersham, TW10 7BU,
The Occupier, 16 Ashley Gardens, Petersham, TW10 7BU,

30/3

STANDARD CONSULTATIONS WHERE APPLICABLE CAN BE SEEN AT THE END OF THIS REPORT

DEVELOPMENT PLAN POLICIES

UDP ENV 19, 23, 24

Specify

Supplementary Planning Guidance House extensions

Conservation Area Study/Proposal

Conservation Area Description:

Conservation Area Number: []

Listed Building Grade: []

Conflict with Development Plan:

Building of Townscape merit:

Tick

Tree Preservation Order No.:

Metropolitan Open Land:

Area of Mixed Use:

Key Shopping Frontage:

Tick

Secondary Shopping Frontage:

&

Archaeological Priority Zone:

Specify

Other

PRESENT USE (If vacant, previous use, if commercial give name)

Delegated Decision Report Sheet

Application No.....

Site Address.....

Check for relevant history	_____
Date of site visit, properties visited if relevant (label photos)	12 Ashley Gdn: 20/4/00
Complies with design guidelines i.e. house extensions, forecourt parking	House extension, yes.
Any representations received, incl. CAAC	3 objectors - not requested to speak at sub:
LB/BTM/CA or other constraints	_____
Unusual features of site e.g. level changes	_____
Trees, landscape features and positions	_____
Boundary treatment	_____
External materials: do they match existing?	Condition attached.
Location of windows on adjoining buildings	Bed window - daylight OK. obscure glazing would retain privacy.
Orientation of neighbours	12 is to the east
Reason for approving if not compliant with Design Guidelines	_____
Chairman's action?	Please.

} Privacy
} light
} symmetry/
} street-
} scene

Conditions:

- ACO1 - Start within 5 years
- BD14A - Materials to match existing.
- DV15 - Windows obscure glazed & non-opening.

PTO

Swistar dormers exist at 6 + 8 Ashley Gardens.

They are only both in view from directly in front, & the asymmetry of the pair of houses which would arise from only 1 of a pair being so extended is not readily perceptible from other viewpoints.

PLANNING RECORDS

4 ASHLEY GARDENS PETERSHAM

UPRN: 100022303090
Area: 375.782

ORN: 0000065515
Perim: 99.587

5192

DC 00/2291

Officer: Mr Alex Wilson

Conversion Of Garage To Habitable Room. Loft Conversion And Dormer Extension At Rear.

Received: 03/08/2000

Status: GTD granted permission 28/09/2000 (DEL).

X

DC 00/2292

Officer: Mr Alex Wilson

Single Storey Rear Conservatory.

Received: 03/08/2000

Status: GTD granted permission 28/09/2000 (DEL).

Report Ends.

PLANNING RECORDS

7 ASHLEY GARDENS PETERSHAM

UPRN: 100022303093
Area: 398.278

ORN: 0000066112
Perim: 95.726

5192

DC 02/2532

Officer: Miss Polly Perks
Proposed Loft Extension With Rear Dormer.

Received: 20/08/2002
Status: GTD granted permission 19/09/2002 (DEL).

*

Report Ends.

11 ASHLEY GARDENS PETERSHAM

UPRN: 100022303097
Area: 357.128

ORN: 0000065843
Perim: 91.522

DC 99/0144
Officer: Mr Alex Wilson
Single Storey Rear Extension.

Received: 27/01/1999
Status: GTD granted permission 19/08/1999 (COM).

BC 97/0341/1/FP
Officer: Mr David Batsford
Loft conversion

Received: 25/04/1997
Status: Decision: PAS Plans Approved 09/05/1997. Status: PAS Plans Approve

DC 97/0575
Officer: Mr John Brown
Roof Extension At Rear

Received: 11/03/1997
Status: GTD granted permission 06/05/1997 (DEL).

ST 92 ✖

BC 97/0341/FP
Officer: Mr David Batsford
Loft conversion

Received: 11/03/1997
Status: Decision: REJ Plans Rejected 16/04/1997. Status: BCO Building Work Complete.

BC 03/5226/FENSA

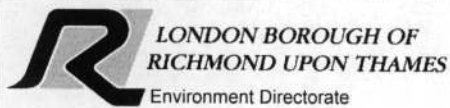
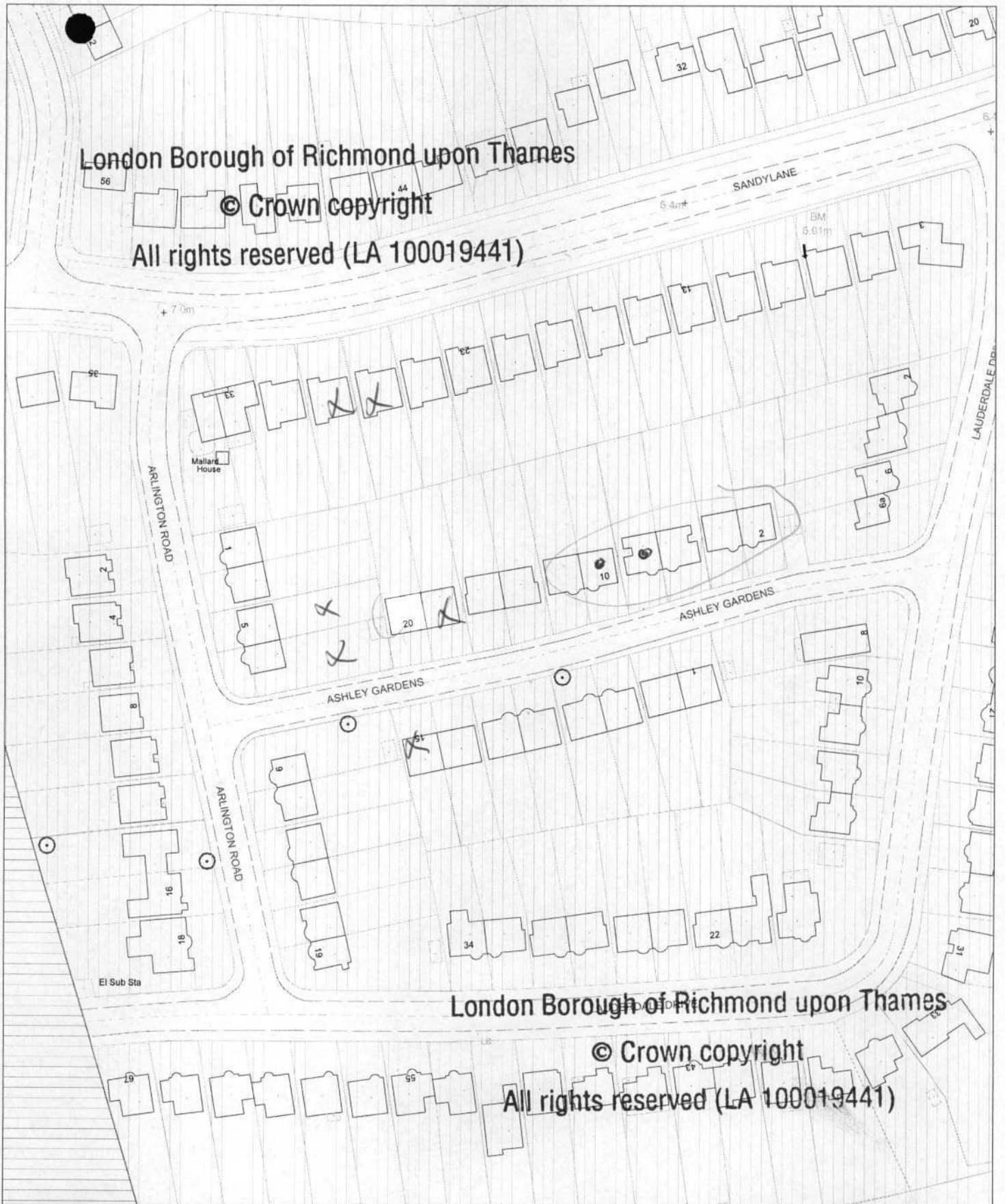
Officer: Officer with initials FENS
*FENSA Notification of Replacement Glazing comprising 17 Windows and 0 Doors.
Installed by Anglian Windows Ltd. FENSA
Member No 13229. Installation ID 937598. Invoice No S101268298*

Received:
Status: Decision: No details . Status: BCO Building Work Complete.

BC 99/1319/BN
Officer: Mr David Batsford
Single storey rear extension

Received:
Status: Decision: UNK Unknown - Plantech Migration . Status: BST Building Work Started.

Report Ends.



**Ordnance Survey
Map Extract**

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CIVIC CENTRE, 44 YORK STREET
TWICKENHAM, TW1 3BZ.
TEL: 020 8891 1411, TEXTPHONE: 020 8891 7120.
www.richmond.gov.uk

Co-ordinates at centre of map:
Easting: 517736 Northing: 172513

Scale 1: 1250	Date 13/03/07	Section DC	Drawn HW
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Produced using Datamap, the directorate's
Geographic Information System (GIS).

20 ASHLEY GARDENS PETERSHAM , TW10 7BU

UPRN: 100022303104
Area: 382.045 m²

ORN: 0000065523
Perimeter: 99.656 m

Ward: Ham, Petersham & Richmond Rive
BC Area:
DC Area:

Conservation Area: None

Shopping Frontage: None

Listed Buildings & BTMs: None

Tree Preservation Orders: None

UDP Overlays and Constraints:

View	0	Part Only
View	0	Part Only
Thames Policy Area		Part Only

Report Ends.

20 ASHLEY GARDENS PETERSHAM

UPRN: 100022303104
Area: 382.045

ORN: 0000065523
Perim: 99.656

DC 95/2470/FUL

Officer: Miss Jane Bentley
Single Storey Rear Extension

Received: 11/08/1995
Status: GTD granted permission 26/10/1995 ().

BC 95/0825/BN

Officer: Mr David Batsford

Received: 18/07/1995
Status: Decision: DEC Decided (no details) 20/07/1995. Status: BCO Building Work Complete.

Single storey front and rear extensions and convert garage to habitable room

EC 95/00316/EN

Officer: RWB

Received: 11/07/1995
Status: Breach: PTECH Unknown - not recorded in old system. Status: CLOSED
Case Closed. .

Building Works In Progress Do They Require Permission

BC 03/7501/FENSA

Officer: Officer with initials FENS

Received:
Status: Decision: No details . Status: BCO Building Work Complete.

FENSA Notification of Replacement Glazing comprising 1 Windows and 0 Doors.

Installed by Anglian Windows Ltd. FENSA

Member No 13229. Installation ID 384741. Invoice No S101267444

Report Ends.