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| <b>Prior Approval Report</b>  |                            | <b>Analysis sheet</b>                              | <b>Expiry Date:</b>                 | 14/03/2023 |
|   |                            | N/A / attached                                     | <b>Consultation Expiry Date:</b>    | 22/04/2023 |
| <b>Officer</b>  |                            |  | <b>Application Number(s)</b>        |            |
| Josh Lawlor   |                            |  | 2023/1022/P                         |            |
| <b>Application Address</b>  |                            |  | <b>Drawing Numbers</b>              |            |
| 80 Westcroft Close<br>London<br>NW2 2RS   |                            |  | See decision notice                 |            |
| <b>PO 3/4</b>   | <b>Area Team Signature</b> | <b>C&amp;UD</b>                                    | <b>Authorised Officer Signature</b> |            |
|   |                            |  |                                     |            |
| <b>Proposal(s)</b>  |                            |  |                                     |            |
| Erection of single storey side extension 6m in depth and 3m in height to the eaves. |                            |  |                                     |            |
| <b>Recommendation(s):</b>   |                            | Prior approval not required                        |                                     |            |
| <b>Application Type:</b>  |                            | GPDO Prior Approval Class A Householder extensions |                                     |            |

The application has been made under Schedule 2, Part 1, Class A of The Town and Country Planning (General Permitted Development) (England) Order (GPDO) 2015 (as amended for the proposed enlargement, improvement or other alteration of a dwellinghouse).

The applicant has submitted the details required under the amended GDPO paragraph A.4 (2) giving the height, depth and all other details required.

**Compliance with the limitations and conditions set out under Schedule 2 (Permitted Development Rights), Part 1 (Development within the curtilage of a dwellinghouse)**

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| <b>Class A</b> The enlargement, improvement or other alteration of a dwellinghouse |   |        |
| If yes to any of the questions below the proposal is not permitted development     |   | Yes/no |
| A.1 (a)  | As a result of the works, will the total area of ground covered by buildings within the curtilage of the dwellinghouse (other than the original dwellinghouse) exceed 50% of the total area of the curtilage (excluding the ground area of the original dwellinghouse)? | No     |
| A.1 (b)  | Will the height of the part of the dwellinghouse enlarged, improved or altered would exceed the height of the highest part of the roof of the existing dwellinghouse?   | No     |
| A.1 (c)  | Will the height of the eaves of the part of the dwellinghouse enlarged, improved or altered would exceed the height of the eaves of the existing dwellinghouse?   | No     |
| A.1 (d)  | Will the enlarged part of the dwellinghouse extend beyond a wall which  | No     |

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|  | (i) fronts a highway, and<br>(ii) forms either the principal elevation or a side elevation of the original dwellinghouse?   |  |
| A.1 (e)  | <i>subject to paragraph (ea)</i> , will the enlarged part of the dwellinghouse have a single storey and<br>(i) extend beyond the rear wall of the original dwellinghouse by more than 4 metres in the case of a detached dwellinghouse, or 3 metres in the case of any other dwellinghouse, or<br>(ii) exceed 4 metres in height?   | (i) yes<br>(ii) no   |
| A.1 (ea)<br>May 2013<br>Amendment  | <i>(ea) for a dwellinghouse not on article 1(5) land nor on a site of special scientific interest, the enlarged part of the dwellinghouse would have a single storey and—<br/>(i) extend beyond the rear wall of the original dwellinghouse by more than 8 metres in the case of a detached dwellinghouse, or 6 metres in the case of any other dwellinghouse, or<br/>(ii) exceed 4 metres in height;</i> | (i) No<br>(ii) No  |
| A.1 (f)  | Will the enlarged part of the dwellinghouse have more than one storey and—<br>(i) extend beyond the rear wall of the original dwellinghouse by more than 3 metres, or<br>(ii) be within 7 metres of any boundary of the curtilage of the dwellinghouse opposite the rear wall of the dwellinghouse?   | No   |
| A.1 (g)  | Will the enlarged part of the dwellinghouse be within 2 metres of the boundary of the curtilage of the dwellinghouse, and the height of the eaves of the enlarged part exceed 3 metres?   | No   |
| A.1 (h)  | Will the enlarged part of the dwellinghouse extend beyond a wall forming a side elevation of the original dwellinghouse, and either<br>(i) exceed 4 metres in height,<br>(ii) have more than one storey, or<br>(ii) have a width greater than half the width of the original dwellinghouse?   | No   |
| A.1(i)   | Would it would consist of or include either<br>(i) the construction or provision of a veranda, balcony or raised platform,<br>(ii) the installation, alteration or replacement of a microwave antenna,<br>(iii) the installation, alteration or replacement of a chimney, flue or soil and vent pipe, or<br>(iv) an alteration to any part of the roof of the dwellinghouse?                              | No   |
| Conditions. If no to any of the below then the proposal is not permitted development |   |  |
| A.3(a)   | Would the materials used in any exterior work (other than materials used in the construction of a conservatory) be of a similar appearance to those used in the construction of the exterior of the existing dwellinghouse?   | Details of materials have not been specified, however in order for the proposal to be permitted development the materials would have to match the dwellinghouse. As this is a condition, it is not necessary for material details to be submitted upfront. |
| A.3(b)   | Would any upper-floor window located in a wall or roof  | N/A  |

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|  | slope forming a side elevation of the dwellinghouse be—<br>(i) obscure-glazed, and<br>(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? |     |
| A.3(c)   | Where the enlarged part of the dwellinghouse has more than one storey, would the roof pitch of the enlarged part, so far as practicable, be the same as the roof pitch of the original dwellinghouse?  | N/A |
| A.4(1)   | Does the application relate to development permitted by Class A which exceeds the limits in paragraph A.1(f) but is allowed by paragraph A1.(g).   | No  |
| No objections were received regarding the proposed development, therefore in accordance with paragraph A.4 (7) of the amended GPDO it is not necessary to consider the impact of the proposed development on neighbour amenity, and as such, prior approval is not required. |  |     |
| <b>Recommendation: Prior Approval not required</b>   |  |     |