

Prior Approval Report		Analysis sheet		Expiry Date:		17/05/2023	
		N/A / attached		Consultation Expiry Date:		24/06/2023	
Officer				Application Number(s)			
Daren Zuk				2023/1880/P			
Application Address				Drawing Numbers			
2 Grange Gardens London NW3 7XG				See decision notice			
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature				
Proposal(s)							
Erection of single-storey rear extension to the existing dwellinghouse (Class C3), measuring 5m in depth.							
Recommendation(s):		Prior Approval Not Required					
Application Type:		GPDO Prior Approval Part 1 Class A Householder Extensions					
Consultations							
Adjoining Occupiers:		No. notified	02	No. of responses	00	No. of objections	00
				No. electronic	00		
Summary of consultation responses:		<p>The site notice was displayed from 31/05/2023 to 24/06/2023.</p> <p>Letters were posted to the adjacent neighbours at Nos. 3 and 6 Grange Gardens on 26/05/2023 to notify them of the proposal.</p> <p>No responses were received following statutory consultation.</p>					
Assessment							
<p>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.</p> <p>The applicant has submitted the details required under the amended GDPO paragraph A.4 (2) giving the height, depth, and all other details required.</p> <p>Compliance with the limitations and conditions set out under Schedule 2 (Permitted Development Rights), Part 1 (Development within the curtilage of a dwellinghouse).</p>							
Class A: 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)	Permission to use the dwellinghouse as a dwellinghouse has been granted only by virtue of Class G, M, MA, N, P, PA or Q of Part 3 of this Schedule (changes of use)					No	

A.1(b)	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(c)	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(d)	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(e)	Will the enlarged part of the dwellinghouse extend beyond a wall which (i) fronts a highway, and (ii) forms either the principal elevation or a side elevation of the original dwellinghouse?	No
A.1(f)	<i>subject to paragraph (g) below</i> , will the enlarged part of the dwellinghouse have a single-storey and (i) extend beyond the rear wall of the original dwellinghouse by more than 4 metres in the case of a detached dwellinghouse, <u>or 3 metres in the case of any other dwellinghouse</u> , or (ii) exceed 4 metres in height?	N/A (see para g below)
A.1(g)	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— (i) extend beyond the rear wall of the original dwellinghouse by more than 8 metres in the case of a detached dwellinghouse, <u>or 6 metres in the case of any other dwellinghouse</u> , or (ii) exceed 4 metres in height;	No
A.1(h)	Will the enlarged part of the dwellinghouse have more than one storey and— (i) extend beyond the rear wall of the original dwellinghouse by more than 3 metres, or (ii) be within 7 metres of any boundary of the curtilage of the dwellinghouse opposite the rear wall of the dwellinghouse?	No
A.1(i)	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(j)	Will the enlarged part of the dwellinghouse extend beyond a wall forming a side elevation of the original dwellinghouse, and either (i) exceed 4 metres in height, (ii) have more than one storey, or (ii) have a width greater than half the width of the original dwellinghouse?	No
A.1(k)	Would it would consist of or include either (i) the construction or provision of a veranda, balcony or raised platform, (ii) the installation, alteration or replacement of a microwave antenna, (iii) the installation, alteration or replacement of a chimney, flue or soil and vent pipe, or (iv) an alteration to any part of the roof of the dwellinghouse?	No
A.1(l)	The dwellinghouse is built under Part 20 of this Schedule (construction of new dwellinghouses)	No
Conditions. If no to any of the statements 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?	Yes
A.3(b)	Would any upper-floor window located in a wall or roof slope forming a side elevation of the dwellinghouse be—	N/A

	(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?	
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

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.

Recommendation: Prior approval not required.