

<b>Delegated Report</b>		<b>Analysis sheet</b>		<b>Expiry Date:</b>		07/08/2023	
		N/A / attached		<b>Consultation Expiry Date:</b>		28/07/2023	
<b>Officer</b>				<b>Application Number(s)</b>			
Leela Muthoora				2023/1754/P			
<b>Application Address</b>				<b>Drawing Numbers</b>			
28 Burrard Road London NW6 1DB				Refer to Draft Decision			
<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 side infill extension to a single dwelling house (depth 6m, width 1.5m and height 3m).							
<b>Recommendation(s):</b>		Prior Approval Not Required					
<b>Application Type:</b>		GPDO Prior Approval Class A Householder extensions					
<b>Conditions or Reasons for Refusal:</b>		Refer to Draft Decision Notice					
<b>Informatives:</b>							
<b>Consultations</b>							
<b>Adjoining Occupiers:</b>		No. notified	04	No. of responses	00	No. of objections	00
<b>Summary of consultation responses:</b>		<p>A site notice was displayed near to the site on the 4 July 2023 (consultation end date 28 July 2023).</p> <p>In accordance with the prior approval procedure set out by Class A.4 (5) letters of notification were sent to adjoining occupiers, at four flats at numbers 26 and 30 Burrard Road.</p>					
<b>CAAC/Local groups comments:</b>		Fortune Green and West Hampstead Neighbourhood Development Forum - no comments received.					

## Site Description

The application site refers to a two-storey dwelling house. It is not statutorily listed and is not within a Conservation Area. There are no trees protected by Tree Preservation Orders within the application site.

## Relevant History

The planning history for the application site can be summarised as follows:

App ref	Development Description	Decision & Date
PWX0203174	The erection of a single storey rear extension to provide additional habitable accommodation for an existing single dwellinghouse.	Granted 08/04/2003
8601197	Erection of an extension at the rear second floor level.  <i><u>Reasons for refusal</u></i> <i>It is considered that the total floorspace of the building, following the proposed extension, would be excessive in relation to the site and the character of the area generally.</i>  <i>The proposed extension is considered to be undesirable as it would obstruct the light to adjoining properties to the detriment of their amenities.</i>	Refused 14/08/1986
8502215	Change of use and works of conversion including the erection of a roof extension at the rear and the installation of two rooflights at the front to provide two self-contained maisonettes.	Granted 18/02/1986

## Relevant Legislation

The Town and Country Planning (General Permitted Development) (England) Order 2015, as amended.

## Assessment

### 1. The proposal

1.1. Planning permission is sought for a rear infill extension to the dwellinghouse measuring 6m deep, with a height of 2.8m to the eaves and 3m to the top of the parapet.

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

### 2. Assessment

#### 2.1. Assessment against Class A conditions

<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)	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 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 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) forms the principal elevation of the original dwellinghouse; or (ii) fronts a highway and forms a side elevation of the original dwellinghouse?	(i) No (ii) No
A.1 (f) (subject to A.1 (g))	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, or 3 metres in the case of any other dwellinghouse, or (ii) exceed 4 metres in height?	(i) YES > 3m (ii) No
A.1 (g)	For a dwellinghouse not on article 2(3) land* nor on a site of special scientific interest, 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	(i) No

	<p>than 8 metres in the case of a detached dwellinghouse, or 6 metres in the case of any other dwellinghouse; or</p> <p>(ii) exceed 4 metres in height?</p>	(ii) No
A.1 (h)	<p>Will the enlarged part of the dwellinghouse have more than a single storey and</p> <p>(i) extend beyond the rear wall of the original dwellinghouse by more than 3 metres, or</p> <p>(ii) be within 7 metres of any boundary of the curtilage of the dwellinghouse being enlarged which is opposite the rear wall of that dwellinghouse?</p>	<p>(i) N/A</p> <p>(ii) N/A</p>
A.1 (i)	<p>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?</p>	No
A.1 (j)	<p>Will the enlarged part of the dwellinghouse extend beyond a wall forming a side elevation of the original dwellinghouse, and either</p> <p>(i) exceed 4 metres in height,</p> <p>(ii) have more than one storey, or</p> <p>(iii) have a width greater than half the width of the original dwellinghouse?</p>	<p>(i) No</p> <p>(ii) No</p> <p>(iii) No</p>
A.1(ja)	<p>Will any total enlargement (being the enlarged part together with any existing enlargement of the original dwellinghouse to which it will be joined) exceed the limits set out in A.1(e) to A.1(j)?</p>	No
A.1(k)	<p>Would it consist of or include either:</p> <p>(i) the construction or provision of a veranda, balcony or raised platform,</p> <p>(ii) the installation, alteration or replacement of a microwave antenna,</p> <p>(iii) the installation, alteration or replacement of a chimney, flue or soil and vent pipe, or</p> <p>(iv) an alteration to any part of the roof of the dwellinghouse?</p>	<p>(i) No</p> <p>(ii) No</p> <p>(iii) No</p> <p>(iv) No</p>
<p>Is the property in a conservation area (article 2(3) land)? If yes to any of the questions below then the proposal is not permitted development</p>		
A.2(a)	<p>Would it consist of or include the cladding of any part of the exterior of the dwellinghouse with stone, artificial stone, pebble dash, render, timber, plastic or tiles?</p>	N/A
A.2(b)	<p>Would the enlarged part of the dwellinghouse extend beyond a wall forming a side elevation of the original dwellinghouse?</p>	N/A
A.2(c)	<p>Would the enlarged part of the dwellinghouse have more than a single storey and extend beyond the rear wall of the original dwellinghouse?</p>	N/A
A.2(d)	<p>Would any total enlargement (being the enlarged part together with any existing enlargement of the original dwellinghouse to which it will be joined) exceed the limits set out in sub-paragraphs A.2(b) and A.2(c)?</p>	N/A
<p>Conditions. If no to any of the below then the proposal is not permitted development</p>		
A.3(a)	<p>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?</p>	Yes
A.3(b)	<p>Would any upper-floor window located in a wall or roof slope forming a side elevation of the dwellinghouse be—</p> <p>(i) obscure-glazed, and</p>	<p>(i) N/A</p> <p>(ii) N/A</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?	
A.3(c)	Where the enlarged part of the dwellinghouse has more than a single storey, or forms an upper storey on an existing enlargement of the original dwellinghouse, 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

2.2. The table above concludes that the proposed extension would comply with the limitations and conditions (A.1 to A.3) as set out above under Schedule 2, Part 1, Class A of The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).

2.3. In this case, the extension exceeds 3m depth as stated in criteria (f), but is less than 6m depth allowed by paragraph (g) which allows extensions up to 6m outside Conservation Areas subject to the Prior Approval procedure.

2.4. The Prior Approval procedure is set out in paragraph A.4 of Class A. In short, the procedure requires developers to apply for Prior Approval from the Council who is required to consult neighbouring premises. If any objections are received, then Prior Approval is required and the Council must assess the amenity impacts of the scheme. If no objections are received, then Prior Approval is not required. This process has taken place and no objections have been received.

### **3. Conclusion**

3.1. To summarise, the proposed development falls under the definition of permitted development and does not require planning permission. As no objections have been received, then in accordance with paragraph A.4 (7) of the GPDO, Prior Approval is not required in order to assess the amenity impacts and the scheme remains as permitted development.

4. **Recommendation**: Prior approval not required