

Delegated Report	Analysis sheet		Expiry Date:		11/07/2024	
	N/A / attached		Consultation Expiry Date:		05/07/2024	
Officer			Application Number(s)			
Blythe Smith			2024/2082/P			
Application Address			Drawing Numbers			
40 Agamemnon Road London NW6 1EN			Refer to Draft Decision			
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature			
Proposal(s)						
Erection of rear single storey side return infill extension (depth 6m, width 1.8m and height 3m).						
Recommendation(s):		Prior Approval Not Required				
Application Type:		GPDO Prior Approval Class A Householder extensions				
Conditions or Reasons for Refusal:		Refer to Draft Decision Notice				
Informatives:						
Consultations						
Adjoining Occupiers:	No. notified	03	No. of responses	00	No. of objections	00
Summary of consultation responses:	<p>A site notice was displayed near to the site on the 5th June 2024 (consultation end date 29 June 2024).</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 38 and 42 Agamemnon Road and 62 Gondar Gardens.</p>					
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.1)						
Relevant History						

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

2024/2078/P - Rear dormer extension – **Granted 30/05/2024**

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 maximum ridge height of 3m and a height of 2.5m to the eaves and parapet.
- 1.2. The elevation drawings measure the highest point to be 3.23m however using the scale on the drawings this is measured to be 3.00m and is therefore the measurement taken in this assessment.
- 1.3. 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

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 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
---------	---	--------

	than 8 metres in the case of a detached dwellinghouse, or 6 metres in the case of any other dwellinghouse; or (ii) exceed 4 metres in height?	(ii) No
A.1 (h)	Will the enlarged part of the dwellinghouse have more than a single 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 being enlarged which is opposite the rear wall of that dwellinghouse?	(i) N/A (ii) N/A
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 (iii) have a width greater than half the width of the original dwellinghouse?	(i) No (ii) No (iii) No
A.1(ja)	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)?	No
A.1(k)	Would it 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?	(i) No (ii) No (iii) No (iv) No
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		
A.2(a)	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?	N/A
A.2(b)	Would the enlarged part of the dwellinghouse extend beyond a wall forming a side elevation of the original dwellinghouse?	N/A
A.2(c)	Would the enlarged part of the dwellinghouse have more than a single storey and extend beyond the rear wall of the original dwellinghouse?	N/A
A.2(d)	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)?	N/A
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?	Yes

A.3(b)	Would any upper-floor window located in a wall or roof slope forming a side elevation of the dwellinghouse be— (i) obscure-glazed, and	(i) N/A (ii) N/A
--------	---	---------------------

	(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