

Delegated Report		Analysis sheet		Expiry Date:		18/10/2024	
Prior Approval GPDO Part 1, Class A		Attached		Consultation Expiry Date:		19/09/2024	
Officer				Application Number(s)			
Sarah White				2024/3221/P			
Application Address				Drawing Numbers			
64 Sarre Road London NW2 3SL				See decision notice			
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature				
Proposal(s)							
Erection of single storey rear extension measuring 6m in depth and 2.2 in width, with a maximum height of 3.5m and an eaves height of 2.5m.							
Recommendation(s):		Prior Approval Required – Approval Given					
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	07	No. of responses	01	No. of objections	00	
Summary of consultation responses:	<p>One response was received from an adjoining occupier at 67 Minster Road. This response raised the following points:</p> <ul style="list-style-type: none"> The presence and size of a large roof light, which will be looked into and looked at from the first and proposed second floor of this neighbouring property. The impact of the extension on light to the neighbours existing living space and the patio. <p><u>Officers response:</u> Impacts on neighbouring amenity are assessed below.</p>						
CAAC groups comments:	N/A						
Site Description							
<p>The application site is located on the eastern side of Sarre Road at No. 64 and comprises a two-storey semi detached property. The property benefits from an original two-storey rear projection and a more recent ground floor rear infill extension approved under planning permission 2012/6354/P.</p> <p>Council tax records show that the property was split into two flats in 2013, and a more recent planning permission (2024/1412/P) has been granted in July 2024 for the amalgamation of the two units back into one residential dwelling. The Applicant has confirmed that the property has been converted back to a single dwellinghouse at the time of this application.</p> <p>The site is not located within a conservation area nor is it a listed building or located in proximity to a listed building. The site is not subject to any relevant Article 4 Directions.</p>							

Relevant History

2012/6354/P – Erection of a ground floor rear extension to existing flat (C3) and the addition of a side window to an existing extension. Granted on 22/01/2013.

2024/1412/P – Amalgamation of two flat units into one residential dwelling. Granted 22/07/2024.

Assessment

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. The pitched roof rear infill extension would be 6m deep and 2.2 wide, with a ridge height of 3.5m and an eaves height of 2.5m.

Compliance with the limitations and conditions set out in the GPDO

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		
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, or 3 metres in the case of any other dwellinghouse, or (ii) exceed 4 metres in height?	(i) Yes (<i>but no by (g) below</i>) (ii) No
A.1 (g)	for a dwellinghouse not on article 2(3) 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, or 6 metres in the case of any other dwellinghouse, or (ii) exceed 4 metres in height;	(i) No (ii) 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 (iii) 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
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 (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?	N/A
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

This concludes that the proposed extensions comply with the limitations and conditions within the GPDO. Although the extension does exceed 3m depth as stated in criteria (f), this is subject to criteria (g) as well (which allows 3-6m long extensions). In such cases, according to para A.4 (1), 'the following conditions apply to development permitted by Class A which exceeds the limits in paragraph A.1(f) but is allowed by paragraph A.1(g)'. In brief, the developer needs to apply for Prior Approval and the Council has to consult neighbours; if any objections are received, then Prior Approval is required and the Council has to assess the amenity impacts of the scheme.

This process has taken place and one comment from an adjoining neighbour was received. As such, an assessment of the amenity impacts of the proposal is provided below.

Relevant policies

The National Planning Policy Framework 2021

London Plan 2021

Camden Local Plan 2017

- Policy A1 Managing the impact of development

Camden Planning Guidance

- CPG Amenity (2018)

Neighbouring Amenities

Policy A1 outlines that the Council will seek to protect the quality of life of occupiers and neighbours, including privacy, outlook, sunlight, daylight and overshadowing.

The extension would sit alongside the northern site boundary shared with No.67 Minster Road for a depth of 6m at a height of 2.5m. At ground floor level, this neighbouring property has one side facing door serving a hallway, one side facing window serving a bedroom and one rear facing window serving a bathroom. There is a small patio area which sits between the neighbouring dwellinghouse and shared boundary.

The objector raised concern that the proposed extension would result in a loss of light to this neighbouring living space and patio. The application property has an existing two-storey rear projection which sits 2.2m from the shared boundary. Any impacts on loss of light or overshadowing from the proposed extension would be no greater than those already experienced by this neighbour as a result of the existing two-storey rear projection.

No windows are proposed on the side elevation of the extension, thus it would not impact on the privacy of the adjoining neighbour.

The objector also noted that the proposed roof light would be looked into by the adjoining neighbour. Impacts on the occupiers of the development do not form part of the material considerations for this application.

Overall, the proposed extension would not result in unacceptable harm to the amenities of neighbouring properties.

Summary and conclusion

To summarise, the proposed development at 64 Sarre Road falls under the definition of permitted development and does not require planning permission. One objection has been received and an assessment of amenity impacts of the proposal has been undertaken and deemed to be acceptable.

Recommendation: Prior Approval Required – Approval Given