

<b>Delegated Report</b>		<b>Analysis sheet</b>		<b>Expiry Date:</b>		02/07/2024	
Prior Approval GPDO Part 1, Class A		Attached		<b>Consultation Expiry Date:</b>		24/08/2024	
<b>Officer</b>				<b>Application Number(s)</b>			
Sarah White				2024/2026/P			
<b>Application Address</b>				<b>Drawing Numbers</b>			
14 Richborough Road London NW2 3LU				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 rear extension measuring 6m in depth, with a maximum height of 4m and an eaves height of 2.9m.							
<b>Recommendation(s):</b>		<b>Prior Approval Required – Approval Given</b>					
<b>Application Type:</b>		<b>GPDO Prior Approval Part 1 Class A Householder Extensions</b>					
<b>Conditions or Reasons for Refusal:</b>		Refer to Draft Decision Notice					
<b>Informatives:</b>							
<b>Consultations</b>							
<b>Adjoining Occupiers:</b>		No. of responses		<b>02</b>	No. of objections		<b>01</b>
<b>Summary of consultation responses:</b>		<p>Two objections were received, including one from an adjoining occupier at no.13A. The neighbour at 15 also commented but did not object. The objections and comments raised the following material considerations:</p> <ul style="list-style-type: none"> <li>The size and height of the proposal would create a shadow and reduce sunlight to neighbouring external amenity areas, gardens and bedrooms.</li> <li>The depth and height would be overbearing.</li> </ul> <p>The objections and comments also raised a number of non-material planning considerations, which are as follows:</p> <ul style="list-style-type: none"> <li>One objection raised comments related to the design of the proposal, however Officers can only consider whether the proposal meets the design parameters as set out within Schedule 2, Part 1, Class A of the GPDO and cannot make a qualitative assessment of the design of the extension.</li> <li>One objection raised concern over a shared boundary wall, however this is covered by the Party Wall Act and is not relevant to the planning consideration of this application.</li> <li>One objection raised concern regarding damage occurring to neighbouring properties as a result of construction works, however this is a civil matter and is not relevant to the consideration of this application.</li> </ul> <p><u>Officers response:</u></p> <ul style="list-style-type: none"> <li><i>Impacts on neighbouring amenity are assessed below.</i></li> </ul>					
<b>Site Description</b>							

The application site is located on the norther side of Richborough Road at No.14 and comprises comprises a two-storey semi detached property. The property benefits from an existing half-width single storey extension to the rear, however this was a later addition and does not form part of the original dwellinghouse.

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.

### Relevant History

**2024/2027/P** – Erection of hip to gable roof extension with full width rear dormer and insertion of 3 x front roof lights to the front roof slope. **Certificate of lawfulness granted 04/07/2024.**

### 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 6.1m wide, with a ridge height of 4m and an eaves height of 2.9m.

### Compliance with the limitations and conditions set out in the GPDO

<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		
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 – the applicant has provided evidence to demonstrate that the existing rear extension does not form part of the original dwelling house.
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 when not on article 2(3) land). 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 two objections from adjoining neighbours were received. As such, an assessment of the amenity impacts of the proposal is provided below.

The proposal can only be assessed against the relevant planning legislation, which is the Town and Country Planning Act 1990 and the Town and Country Planning (General Permitted Development) (England) Order 2015. An assessment of the proposal's planning merits under current policies or guidance within the Camden development plans therefore cannot be taken into account.

### **Neighbouring Amenity**

The proposed extension would sit alongside the north eastern site boundary shared with No. 15 Richborough Road for a depth of 6m and at an eaves height of 2.9m. At ground floor level, this neighbouring property has a bay with one smaller side facing window and a rear facing door which serves a habitable room, likely a bedroom. There is a small patio area located to the rear of this dwelling, adjacent to the shared boundary.

This objector raised concern that the height of the extension could be overbearing and impact on the light received by the rear ground floor windows. It is noted that the extension has been designed with a pitched roof which therefore results in a lower eaves height on the boundary. The extension would pass the 45 degree test in elevation and as such would be considered not to result in significant or unacceptable impacts on the sunlight and daylight received by the adjoining ground floor windows. The height on the boundary is not considered excessive and given that the primary outlook from the neighbouring bay is to the rear, it is not considered that the extension would appear overbearing or result in a loss of outlook.

On the other side, the extension would be setback from the south western boundary shared with No. 13 Richborough Road by approximately 0.5m, and it is noted that the neighbouring property is also setback from the shared boundary by an equal distance. The neighbouring property has an existing two storey rear projection which adjoins the shared boundary. The proposed extension would extend approximately 2.8m beyond the rearward extent of the neighbouring projection. The neighbouring rear projection has one rear facing window at ground floor level which serves a habitable room, likely a bedroom. It appears that this neighbouring window may not have been mapped entirely accurately on the proposed plans, but in any event, the extension would pass the 45 degree test and as such would not result in unacceptable impacts on the sunlight and daylight received by this adjoining ground floor window. The height on the boundary, combined with the 2.8m depth of the proposed extension beyond the rearward extent of the neighbouring projection would not result in a loss of outlook or increased sense of enclosure for this neighbour.

No windows are proposed on the side elevation of the extension, thus it would not impact on the privacy of the adjoining neighbours by introducing new opportunities for overlooking.

The dwellings to the rear along Ash Grove would be located at least 28m from the proposed extension and as such the proposal would not impact upon the amenity of these neighbouring occupiers.

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 14 Richborough Road falls under the definition of permitted development and does not require planning permission. Two objections have been

received and an assessment of amenity impacts of the proposal has been undertaken; it is considered that there would be an acceptable impact on amenity, and as such the application is recommended for approval.

**Recommendation: Prior Approval Required – Approval Given**