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| PRIOR Approval Report | | Application Number | 2013/6701/P | |
| Officer | | Expiry date | | |
| Sally Shepherd | | 04/12/2013 | | |
| Application Address | | Authorised Officer Signature | | |
| 163 Sumatra Road London NW6 1PN | | | | |
| Proposal | | | | |
| Erection of two infill single storey rear extensions to dwelling (Class C3) (extension 1: 4.6m length x 3.4m width x 3m height x 3m high at the eaves) (extension 2: 2.4m length x 1.8m width x 3m height x 3m high at the eaves). | | | | |
| Recommendation: | | Prior approval not required | | |
| Application Type: | | GPDO prior approval Class A householder extensions | | |
| | Date Sent | 21 days elapsed | # Notified | # Objections |
| Adjoining occupier letters | 23/10/13 | 13/11/2013 | 6 | 0 |
| Site description | | | | |
| <p>The property is a 2 storey terrace property on the south side of Sumatra Road. The site is not in a conservation area and is not listed. A site visit for a previous withdrawn application revealed that the property was occupied by 6 people sharing facilities (6th February 2013). A site visit for the most recent application (2013/6626/P) revealed that the property is currently empty prior to refurbishment. It was also confirmed that most recently the house was occupied by 4 people living as a single household. This use would fall within the C3 Use Class.</p> | | | | |
| Assessment | | | | |
| <p>The applicant has submitted the details required under condition A.4 (2) of Schedule 2 Part 1 Class A of the Town and Country Planning (General Permitted Development) Order 1995 (as amended by SI 2008 No. 2362 and SI 2013 No. 1101). The drawings provide details of the dimensions of the extensions.</p> <p>As no objections have been received prior approval for the proposed extension is not required.</p> | | | | |

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| Compliance with Class A | | |
| 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) | As a result of the works, will the total area of ground covered | No |

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| | 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)? | |
| A.1 (b) | 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 (c) | 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 (d) | 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 (ea) May 2013 Amendment | <i>(ea) until 30th May 2016, 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, or 6 metres in the case of any other dwellinghouse, or (ii) exceed 4 metres in height;</i> | (i) No (ii) No |
| A.1 (f) | 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 (g) | 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 (h) | 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(i) | 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 | In order for the proposal to be |

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| | of a similar appearance to those used in the construction of the exterior of the existing dwellinghouse? | permitted development the materials would have to match the dwellinghouse . As this is a condition, it is not necessary for material details to be submitted upfront. |
| 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 |
| <p><u>Summary</u></p> <p>Prior approval is not required as there have been no objections.</p> <p>The extension would be lawful however, for a formal determination that the proposed extension would be lawful an application for a Lawful Development Certificate (LDC) should be submitted. An informative will be included on the decision notice indicating this point.</p> | | |