

LDC Report		11/11/2011
Officer		Application Number
Connie Petrou		2011/4654/P
Application Address		Drawing Numbers
45 PLATTS LANE LONDON NW3 7NL		See decision notice
PO 3/4	Area Team Signature	Authorised Officer Signature
Proposal		
Erection of single storey full width rear extension at lower ground level with rooflight, including alterations to form new rear patio area to dwelling house (Class C3).		
Recommendation: Refer to Draft Decision Notice		
Assessment		
<p>Site Description</p> <p>The property is a two -storey semi-detached house located on the western side of Platts Lane. The building is not listed but is it located in the Redington and Frognal Conservation Area.</p> <p>Planning History</p> <p>2011/5198/P - Erection of a single storey rear extension at lower ground floor level with first floor level rear terrace above with associated glass balustrading, rooflight and new external access stairs to ground floor level plus basement excavations to include a new front lightwell and addition of render to single-family dwellinghouse (Class C3)</p> <p>This application has yet to be determined.</p> <p>Proposal</p> <p>A certificate of lawful development is sought for a single storey extension which will involve some excavation work.</p> <p>The scheme 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)(Amendment)(No2)(England) Order 2008 ("GPDO").</p> <p>This is to determine whether it is permitted development and hence can go ahead without the specific grant of planning permission from the local planning authority. An assessment of its planning merits as to its acceptability under current policies is therefore not relevant or possible</p>		

here, as it is purely a legal determination.

This application will be assessed under Class A of Part 1 “Development within the curtilage of a dwellinghouse” of the Town and Country Planning (General Permitted Development) Order 2008 (as amended) which covers the enlargement, improvement or other alteration of a dwellinghouse. This is assessed in conjunction with the Communities and Local Government document Permitted Development for Householders Technical Guidance.

The extension is assessed below:

A.1 Development is not permitted by Class A if—

- (a) as a result of the works, the total area of ground covered by buildings within the curtilage of the dwellinghouse would exceed 50% of the total area of the cartilage (excluding the ground area of the original dwellinghouse);

Complies – The application site covers a large plot and therefore the proposal is well below this figure.

- (b) 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;

Complies – the proposed extension would be at lower ground level.

- (c) 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;

Complies - the proposed extension would be at lower ground level.

- (d) the enlarged part of the dwellinghouse would extend beyond a wall which fronts a highway, and forms either the principal elevation or a side elevation of the original dwellinghouse;

Complies – the extension would be at the rear and does not extend beyond the side elevation of the dwelling house.

- (e) the enlarged part of the dwellinghouse would have a single storey and 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 exceed 4 metres in height;

Complies - the extension would be single storey and would extend 2.9m from the rear wall of the original dwelling house and would be approximately 2.9 metres in height (this measurement is taken from the new patio level);

- (f) the enlarged part of the dwellinghouse would have more than one storey and extend beyond the rear wall of the original dwellinghouse by more than 3 metres, or be within 7 metres of any boundary of the curtilage of the dwellinghouse opposite the rear wall of the dwellinghouse;

Complies- the extension would be single storey

- (g) the enlarged part of the dwellinghouse would be within 2 metres of the boundary of the

curtilage of the dwellinghouse, and the height of the eaves of the enlarged part would exceed 3 metres;

Complies – The height of the eaves measures approximately 2.9m

- (h) the enlarged part of the dwellinghouse would extend beyond a wall forming a side elevation of the original dwellinghouse, and would exceed 4 metres in height, have more than one storey, or have a width greater than half the width of the original dwellinghouse;

Complies – the proposed extension would not extend beyond the side of the property.

- (i) it would consist of or include the construction or provision of a veranda, balcony or raised platform, the installation, alteration or replacement of a microwave antenna, the installation, alteration or replacement of a chimney, flue or soil and vent pipe, or an alteration to any part of the roof of the dwellinghouse.

Complies – the extension does not include any of the above and the patio is at lower ground level

A.2 In the case of a dwellinghouse on article 1(5) land, development is not permitted by Class A if—

- (a) it would 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;

Complies - None of these materials are shown to be proposed.

- (b) the enlarged part of the dwellinghouse would extend beyond a wall forming a side elevation of the original dwellinghouse;

Complies - The extension is entirely on the rear elevation of the building.

Or (c) the enlarged part of the dwellinghouse would have more than one storey and extend beyond the rear wall of the original dwellinghouse.

Complies - The rear extension is single storey in height.

Conditions

A.3 Development is permitted by Class A subject to the following conditions—

- (a) the materials used in any exterior work (other than materials used in the construction of a conservatory) shall be of a similar appearance to those used in the construction of the exterior of the existing dwellinghouse;

Complies - The materials proposed on the rear extension are proposed to be of a similar appearance to those existing.

- (b) any upper-floor window located in a wall or roof slope forming a side elevation of the dwellinghouse shall 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;

Complies - All works are at ground floor level.

And (c) where the enlarged part of the dwellinghouse has more than one storey, the roof pitch of the enlarged part shall, so far as practicable, be the same as the roof pitch of the original dwellinghouse.

Complies - The extension is single storey.

Summary

The proposal is permitted under Class A of Part 1 of the Town and Country Planning (General Permitted Development) Order 2008 (as amended)

Recommendation

Issue certificate of lawfulness for proposed development.

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