

| | | |
|--|----------------------------|-------------------------------------|
| LDC Report | | 11/05/2010 |
| Officer | | Application Number |
| Aysegul Olcar-Chamberlin | | 2010/1479/P |
| Application Address | | Drawing Numbers |
| 5 Sarre Road London NW2 3SN | | See decision notice |
| PO 3/4 | Area Team Signature | Authorised Officer Signature |
| | | |
| Proposal | | |
| The erection of a single storey side and rear extension and rear dormer plus front rooflight to provide additional living accommodation for the existing single family dwelling (Class C3). | | |
| Recommendation: Refer to Decision Notice | | |
| Assessment | | |
| <p>The property is a semi-detached single dwellinghouse located on the north-western side of Sarre Road. Whilst it has frontages to both Westbere and Sarre Roads, the principal elevation is the front elevation onto Sarre Road. The site is not situated within a conservation area, nor is it a listed building. In addition, the property is not restricted by any Article 4 Directions, or conditions removing permitted development rights.</p> <p>The property has an existing 2-storey rear extension, which is part of the original dwellinghouse. The proposal is to:</p> <ul style="list-style-type: none"> infill a single storey rear extension between the existing 2-storey rear extension and the side building line boundary with no. 7 [it will not project beyond this boundary], and to rebuild ["square off"] the existing part of the rear extension which projects beyond the main element [it will not project beyond the existing rear building line], creating a new single storey rear extension, which extends over the full width of the property. erect a dormer window on the rear roofslope, and a velux window on the front roofslope <p>The single storey rear extension can be built as permitted development under Class A, as:</p> <ol style="list-style-type: none"> It does not occupy more than 50% of the unbuilt curtilage of the site; The extension does not exceed the height of the highest part of the roof of the existing dwellinghouse; The height of the eaves of the proposed works does not exceed the height of the eaves of the existing dwellinghouse; The proposed works are at the rear, and thus do not extend beyond a wall which fronts a highway; The proposed extension does not extend beyond the rear wall of the original dwellinghouse by more than 3m (the rear wall is taken to be the rearmost point of the original rear extension, and the proposed extension aligns with this) or exceed 4m in height; The proposals do not involve a 2-storey extension; The proposed works would be within 2m of the boundary of the curtilage of the dwellinghouse, but the height of the eaves of the proposed extension would not exceed 3m; The proposed single storey extension does not (i) exceed 4m in height (ii) have more than one | | |

storey (it is single storey), (iii) in respect of the side extension, have a width greater than half the width of the original dwellinghouse;

- i) The extension does not involve:
- 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;
 - iv. an alteration to the roof of the dwellinghouse

The property is not located on article 1(5) land; hence section A.2 of Class A is not applicable.

In respect of section A.3:

- a) The materials will be of a similar appearance to those used in the construction of the original dwellinghouse – brickwork to match existing, glass and timber. Standard informative on this attached.
- b) No upper floor windows are proposed
- c) The extension is single storey

The **rear dormer window** can be built as permitted development under Class B, as:

- No part of the roof extension would exceed the height of the highest part of the existing roof.
- The roof extension does not extend beyond the plane of any existing roofslope which forms the principal elevation of the property and fronts onto a highway.
- The cubic content of the resulting building would not exceed the cubic content of the original dwellinghouse by more than 50m³.
- It would not consist of or include the construction of a verandah, balcony or raised platform
- It would not include the alteration of a vent pipe.
- The property is not within a conservation area [Article 1(5) land].
- The relevant conditions are complied with:
 1. matching materials [*specified on the drawings and also referred to in an informative on the decision notice*].
 2. set back by not less than 20cm from the eaves
 3. there are no windows on the side elevation.

The **rooflight** in the front roofslope can be built as permitted development under Class C, as:

- It would not protrude more than 150mm beyond the plane of the roofslope [*the applicant is advised of this requirement in an informative*].
- It would not be higher than the ridge of the roof.
- It would not consist of or include:
 1. the installation, alteration or replacement of a chimney, flue or soil or vent pipe
 2. it is not a solar PV or solar thermal equipment
 3. they are not on a roofslope forming the side elevation of the property.

Recommendation: Grant Certificate

Disclaimer

This is an internet copy for information purposes. If you require a copy of the signed original please contact the Culture and Environment Department on (020) 7974 5613