

<b>LDC Report</b>		<b>24/11/2009</b>
<b>Officer</b>		<b>Application Number</b>
Sheri Waddell		2009/3404/P
<b>Application Address</b>		<b>Drawing Numbers</b>
31 Somali Road London NW2 3RN		See decision notice
<b>PO 3/4</b>	<b>Area Team Signature</b>	<b>Authorised Officer Signature</b>
<b>Proposal</b>		
Erection of a single storey side extension [facing no. 29 Somali Road], rear roof extension with vertically hung windows, a dormer window on the side roofslope [facing no. 29 Somali Road] and the installation of four rooflights on the front roofslope of the single dwelling house (Class C3).		
<b>Relevant Planning History</b>		
<p><b>2009/2097/P</b> - PP granted 17/6/2009 for conversion of existing two flats into a single family dwelling (Class C3). Permitted development rights were withdrawn by condition, but only in respect of the ability to create forecourt parking. <i>The applicant has confirmed that this planning permission has been implemented, and that the property is now in use as a single dwellinghouse.</i></p> <p>24902 – PP granted 26/9/1977 for erection of a single storey side extension at ground floor level and change of use of ground floor to 2 self-contained flats. <i>It would appear that this planning permission was not implemented, as the ground floor was in use as a single flat at the time the above application was considered. It is however clear that the single storey side extension that was shown on these drawings was never built.</i></p> <p>8639 - PP granted on 24/05/60 for conversion of the property into two self-contained flats.</p>		

## Recommendation: Refer to Draft Decision Notice

### Assessment

Property is a detached single dwellinghouse that does not appear to have previously been extended. It is located on the south-west side of Somali Road, at its junction with Menelik Road. It does not lie within a CA, and it is not a listed building. Whilst it has a street frontage at both front and side, it is considered that the principal elevation is the front elevation that fronts onto Somali Road.

Proposal is to build:

- A single storey side extension with a flat roof on the side of the building facing no. 29 Somali Road
- A rear roof extension – a large rear “dormer” extension spanning most of the width of the roof between the two hips, with vertically hung windows [*note that the plans and elevation are inconsistent on this point – the plans show two windows and the elevation shows three; however, this is not relevant to the decision as to whether the proposals constitute permitted development: the applicant could do either*]
- A dormer window on the side of the building facing no. 29 Somali Road – this is shown as being obscure glazed
- Four rooflights on the front roofslope

The **single storey side extension** can be built as permitted development under Class A, as:

- 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 do not extend beyond a wall which fronts a highway and forms the principal or side elevation of the original dwellinghouse;
- The single-storey extension proposed does not extend beyond the rear wall of the original dwellinghouse by more than 3m (the proposed side is set behind this ) or exceed 4m in height (2.9);
- The proposals do not involve a two-storey extension;
- The proposed works would not be within 2m of the boundary of the curtilage of the dwellinghouse;
- The proposed single-storey extension does not (i) exceed 4m in height (2.9m), (ii) have more than one storey (it is single storey), (iii) have a width greater than half the width of the original dwellinghouse (width of original dwellinghouse is approx. 12.5m; width of extension is 2.0m);
- The extension does not involve:
  - i. the construction or provision of a veranda, balcony or raised platform;
  - ii. The extension does not involve the installation, alteration or replacement of a microwave antenna;
  - iii. The extension does not involve the installation, alteration or replacement of a chimney, flue, or soil and vent pipe [*covered by informative*];
  - iv. The extension does involve 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
- b) No upper floor windows are proposed
- c) The side extension is single storey

The **rear roof extension** 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 50m<sup>3</sup> [it has a volume of 25.2m<sup>3</sup> and the side dormer has a volume of 12.6m<sup>3</sup>, which together amount to 37.8m<sup>3</sup>].
- It would not consist of or include:
  1. the construction of a verandah, balcony or raised platform
  2. the installation, alteration or replacement of a chimney, flue or soil or vent pipe [*covered by informative*]
- The property is not within a conservation area [Article 1(5) land].
- The relevant conditions are complied with:
  1. matching materials – *covered by informative*
  2. set back by not less than 20cm from the eaves
  3. (i) it is obscure glazed  
(ii) whilst the drawings are not specific as to whether it is either non-opening or only openable 1.7m above floor level, this can be *covered by informative*

The **side roof dormer** 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 50m<sup>3</sup> [it has a volume of 12.6m<sup>3</sup> and the rear dormer has a volume of 25.2m<sup>3</sup>, which together amount to 37.8m<sup>3</sup>].
- It would not consist of or include:
  1. the construction of a verandah, balcony or raised platform
  2. the installation, alteration or replacement of a chimney, flue or soil or vent pipe [*covered by informative*]
- The property is not within a conservation area [Article 1(5) land].
- The relevant conditions are complied with:
  1. matching materials – *covered by informative*
  2. set back by not less than 20cm from the eaves
  3. not on a side elevation

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

- They would not protrude more than 150mm beyond the plane of the roofslope [*confirmed by annotation on drawings and covered by informative*].
- They would not be higher than the ridge of the roof.
- They would not consist of or include:
  1. the installation, alteration or replacement of a chimney, flue or soil or vent pipe
  2. they are not solar PVs or solar thermal equipment
  3. they are not on a roofslope forming the side elevation of the property.

A site visit revealed that the planning permission for the conversion of two flats into a single dwelling (ref 2009/3404/P) has been implemented.

Recommendation: Grant Certificate

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