

LDC Report		02/07/2009
Officer		Application Number
Hannah Parker		2009/0967/P
Application Address		Drawing Numbers
225 Fordwych Road London NW2 3NH		See Decision Notice
PO 3/4	Area Team Signature	Authorised Officer Signature
Proposal		
Erection of a single storey rear extension, a rear and side dormer and two rooflights to the existing dwelling.		
Recommendation: Refer to Draft Decision Notice		
Assessment		
<p>The application property is a semi-detached single dwellinghouse. The proposal is for the erection of an infill side extension, a rear and side dormer and a roof light. The application site does not lie within a conservation area, and it is not a listed building.</p> <p>This application is to be assessed under the Town and Country Planning (General Permitted Development) (Amendment) (No.2) (England) Order 2008 Schedule 1 Class A (The enlargement, improvement or other alteration of a dwellinghouse) Class B (<i>The enlargement of a dwelling house consisting of the addition or alteration to its roof</i>) and Class C (<i>Any other alteration to the roof of a dwelling house</i>)</p> <p>The erection of a side infill extension will be assessed under Class A Town and Country Planning (General Permitted Development) (Amendment) (No.2) (England) Order 2008 as follows;</p> <p><u>A.1.</u></p> <ul style="list-style-type: none"> a)the area of ground covered by buildings would not exceed more than 50% of total area of curtilage of the dwelling house; b)would not exceed the highest part of roof; c)would not exceed eaves of original house; d)would not extend beyond wall which fronts the highway and forms either the principal or side elevation of the original dwelling house; e)not applicable, relates to rear extensions; f)not applicable, relates to rear extensions; g)height from ground to eaves is less than 3m within 2m of the boundary; h) It extends beyond the side elevation and is less than 4m in height, is no more than one storey, and is not wider than half the width of the original dwelling house. i) It does not include the construction of a veranda, balcony or raised platform, the installation, alterations or replacement alteration of a microwave antenna, a chimney, flue, soil or vent pipe. 		

A.2: Not relevant as the site is outside a conservation area.

Conditions A.3:

- a) Materials match existing as indicated on the drawing.
- b) Not applicable as there are no windows on the side elevation of the side extension.
- c) Addition is only one storey.

The roof extensions are assessed under Class B of the Town and Country Planning (General Permitted Development) (Amendment) (No.2) (England) Order 2008

- a) No part of the roof extension would exceed the height of the highest part of the existing roof.
- b) 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.
- c) The cubic content of the resulting building would not exceed the cubic content of the original dwellinghouse by more than 50m³.
- d) It would not consist of or include:
 - 1. the construction of a veranda, balcony or raised platform
 - 2. the installation, alteration or replacement of a chimney, flue or soil or vent pipe
- e) The property is not within a conservation area.

In addition, the three conditions are complied with:

- a) Matching materials – the drawings indicate that matching materials will be used generally
- b) The extensions would be set back 20cm from the eaves.
- c) The windows on the side elevation are obscured glazed and there are no openings under 1.7m of floor level.

The proposed rooflights are assessed against Class C of the Town and Country Planning (General Permitted Development) (Amendment) (No.2) (England) Order 2008 as follows:

- a) The rooflights would not protrude more than 150mm beyond the plane of the slope of the original roof when measured from the perpendicular with the external surface of the original roof.
- b) No part of the rooflights would exceed the height of the highest part of the existing roof
- c) It would not consist of the:
 - 1. installation, alteration or replacement of a chimney, flue or soil vent pipe
 - 2. installation, alteration or replacement of solar photovoltaics or solar thermal equipment

Condition 1 of Class C, requiring the rooflight on the side elevation to be obscurely glazed has also been complied with.

By virtue that the works fulfil all criteria and conditions of Class A, Class B and Class C of the Town and Country Planning (General Permitted Development) (Amendment) (No.2) (England) Order 2008 it is considered that the development is permitted development.

Recommendation: Grant Certificate

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