

LDC Report		04/12/2007
Officer		Application Number
Hugh Miller		2007/4969/P
Application Address		Drawing Numbers
33 Ryland Road London NW5 3EH		315/1-10
PO 3/4	Area Team Signature	Authorised Officer Signature
Proposal		
Erection of a single storey rear extension at ground floor level.		
Recommendation: Refer to Draft Decision Notice		
Assessment		
<p>The application site comprises a 2-storey plus loft mid- terrace single -family dwelling located on the west side of Raglan Street, north of the junction with Perrin Street. The application site is within Inkerman C.A. It is not listed.</p> <p>The proposed singled –storey mono-pitched rear extension is considered as permitted development by Schedule 2, Part 1 Class A, of the Town and Country Planning (General Permitted Development) Order (GDPO) 1995 as amended because:</p> <ul style="list-style-type: none"> a) the volume of the existing building is approx. 309.78m³. The proposed extension would be approx. 24.75m³. Therefore, the house would not be extended by more than either 10%. The existing volume includes the single-storey lean-to extension at the rear, as there is no planning or building control record confirming that it was an extension. It is possible that it was added in the recent past as permitted development. In absence of any records the extension has been considered as part of the original fabric of the principle dwellinghouse, b) the proposed extension would not exceed 4.0metres in height within 2m of the boundary (actual height 4.0m); c) the proposed extension would not be nearer to any Highway which bounds the curtilage of the dwelling house, d) the total area of ground covered by buildings (other than the original dwellinghouse) would not exceed 50%. <p>The proposed extension is permitted by virtue of Class A, A (1) of the GDPO.</p> <p>Recommendation Grant LDC.</p>		

