

<b>LDC Report</b>		13/06/2007
<b>Officer</b>		<b>Application Number</b>
Sheri Waddell		2007/1641/P
<b>Application Address</b>		<b>Drawing Numbers</b>
4 Ulysses Road London NW6 1EE		Refer to Draft Decision Notice
<b>PO 3/4</b>	<b>Area Team Signature</b>	<b>Authorised Officer Signature</b>
<b>Proposal</b>		
Erection of single-storey rear ground floor level extension, rear dormer roof extension and two rooflights in the front roof slope all in connection with existing single-family dwellinghouse.		
<b>Recommendation: Grant Certificate</b>		
<b>Assessment</b>		
<p>Property is a mid-terrace single dwellinghouse that does not appear to have previously been extended. There is no planning history that can be identified. It does not lie within a CA, and it is not a listed building.</p> <p>Proposal is to build a single storey rear extension and a roof extension. The rear extension will infill the area between the existing rear extension and the boundary with no. 6. The roof extension will be a full width rear "dormer" extension with a glass screen and two French doors with a guard across, and two velux rooflights on the front roofslope.</p> <p>The rear extension can be built as permitted development under Class A, as:</p> <ul style="list-style-type: none"> <li>• It has a volume of less than 50m<sup>3</sup> – the extension has a volume of 32.35m<sup>3</sup></li> <li>• It is at the rear of the building, which does not front onto a highway</li> <li>• It is less than 4m high</li> <li>• It does not occupy more than 50% of the unbuilt curtilage of the site</li> <li>• It does not relate to a satellite antenna</li> <li>• It does not entail development within the curtilage of a listed building</li> <li>• It is not a roof alteration</li> </ul> <p>The rear roof extension can be built as permitted development under Class B, as:</p> <ul style="list-style-type: none"> <li>• No part of the roof extension would exceed the height of the highest part of the existing roof</li> <li>• The roof extension does not extend beyond the plane of any existing roofslope that fronts onto a highway</li> <li>• The roof extension does not increase the cubic content of the dwellinghouse by more than 50m<sup>3</sup> [it has a volume of 15.96m<sup>3</sup>]</li> <li>• The cubic content of the resulting building would not exceed the cubic content of the original dwellinghouse by more than 50m<sup>3</sup> [the rear and roof extensions have a combined volume of 48.31m<sup>3</sup>] or by more than 10% of its total volume (estimated to be 60 cubic metres).</li> <li>• The property is not within a conservation area</li> </ul> <p>The two velux rooflights can be installed as permitted development under Class C, as:</p> <ul style="list-style-type: none"> <li>• They do not materially affect the shape of the roof</li> </ul> <p>Recommendation: Grant Certificate</p>		

