

LDC Report		20/12/2006
Officer		Application Number
Grant Leggett		2006/4508/P
Application Address		Drawing Numbers
13 Shirlock Road London NW3 2HR		Site Location Plan; Covering Letter; 01 Photo Sheet; Drawing No. 97/02.31 07 06; 97/11.02 10 06; 97/05.02 10 06; 97/14.02 10 06; 97/13.02 10 06
PO 3/4	Area Team Signature	Authorised Officer Signature
Proposal		
Application for Certificate of Lawful Proposed Development for the erection of a ground floor rear extension to a single family dwelling house (Class C3).		
Recommendation : The proposed single storey extension is permitted development by Schedule 2, Part 1 Class A of the Town and Country Planning (General Permitted Development) Order 1995.		
Assessment		
<p>The application relates to a three-storey dwellinghouse (Class C3) situated on the west side of Shirlock Road. The site is within the Mansfield Conservation Area.</p> <p>A single-storey rear extension is proposed at the dwelling. There already two dormer windows erected on the dwelling prior to construction of the erection, but they were non-original being erected post-1947.</p> <p>The volume of the existing dwelling, including outbuilding has been calculated as 744m³. The maximum volume of development that could be carried out at the house under Schedule 2, Part 1, Class A and Class B of the Town and Country Planning (General Permitted Development) Order 1995 is therefore 74.4m³.</p> <p>The volume of the existing non-original dormers is 5m³, leaving 69.4m³ for development. The single-storey extension proposed for the dwelling is 67.6m³.</p> <p>Also;</p> <ul style="list-style-type: none"> a) The proposal would not be nearer to any highway than the original front of the house. b) No part of the proposed extension exceeds 4m in height. c) The proposal would not result in more than 50% of the original land surrounding the property being covered with buildings. <p>The proposed single storey extension is therefore considered permitted development by Schedule 2, Part 1 Class A of the Town and Country Planning (General Permitted Development) Order 1995.</p>		

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