

Delegated Report		Analysis sheet		Expiry Date:		27/03/2015							
		N/A		Consultation Expiry Date:		24/02/2015							
Officer				Application Number(s)									
Neil Luxton				2015/0434/P									
Application Address				Drawing Numbers									
81 Fordwych Road London NW2 3TL				See decision notice									
PO 3/4		Area Team Signature		C&UD		Authorised Officer Signature							
Proposal(s)													
Erection of rear extension (6m deep x 3.5m wide x 2.9m to eaves and 3.5m to highest point of roof)													
Recommendation(s):		Prior approval not required											
Application Type:		GPDO Prior Approval Class A Householder extensions											
Conditions or Reasons for Refusal:		Refer to Draft Decision Notice											
Informatives:													
Consultations													
Adjoining Occupiers:		No. notified		23		No. of responses		00		No. of objections		00	
						No. electronic		00					
Summary of consultation responses:		N/A											
CAAC/Local groups* comments: *Please Specify		N/A											

Site Description

The site is a three storey semi-detached dwelling located on the north side of Fordwych Road and the streetscene is characterised by mainly similar three storey terraced dwellings. The site is neither listed nor within a conservation area. It is unextended but retains an existing modest ground floor rear projection that is an original feature to the house and all its neighbours.

Compliance with Class A		
Class A The enlargement, improvement or other alteration of a dwellinghouse		
If yes to any of the questions below the proposal is not permitted development		Yes/no
A.1 (a)	As a result of the works, will the total area of ground covered by buildings within the curtilage of the dwellinghouse (other than the original dwellinghouse) exceed 50% of the total area of the curtilage (excluding the ground area of the original dwellinghouse)?	<p>No</p> <p>The house is unextended and so the proposal is the first and only addition to take into consideration.</p> <p>Rear garden area 21.8m x 8.5m (approx.) = 185.3 sq.m</p> <p>Rear extension area= 6m x 7.2m = 43.2 sq.m</p> <p>43.2sq.m as a percentage of 168sq.m is 23.26 % approx.</p> <p>Purely with respect to the rear garden the amount that is to be lost is well below 50% and so the test is met.</p>
A.1 (b)	Will the height of the part of the dwellinghouse enlarged, improved or altered would exceed the height of the highest part of the roof of the existing dwellinghouse?	No
A.1 (c)	Will the height of the eaves of the part of the dwellinghouse enlarged, improved or altered would exceed the height of the eaves of the existing dwellinghouse?	No
A.1 (d)	Will the enlarged part of the dwellinghouse extend beyond a wall which	No

	(i) fronts a highway, and (ii) forms either the principal elevation or a side elevation of the original dwellinghouse?	
A.1 (ea) May 2013 Amendment	<i>(ea) until 30th May 2016, for a dwellinghouse not on article 1(5) land nor on a site of special scientific interest, the enlarged part of the dwellinghouse would have a single storey and— (i) extend beyond the rear wall of the original dwellinghouse by more than 8 metres in the case of a detached dwellinghouse, or 6 metres in the case of any other dwellinghouse, or (ii) exceed 4 metres in height;</i>	(i) No (ii) No (6 metres)
A.1 (f)	Will the enlarged part of the dwellinghouse have more than one storey and— (i) extend beyond the rear wall of the original dwellinghouse by more than 3 metres, or (ii) be within 7 metres of any boundary of the curtilage of the dwellinghouse opposite the rear wall of the dwellinghouse?	No
A.1 (g)	Will the enlarged part of the dwellinghouse be within 2 metres of the boundary of the curtilage of the dwellinghouse, and the height of the eaves of the enlarged part exceed 3 metres?	No (Eaves height 2.9 metres)
A.1 (h)	Will the enlarged part of the dwellinghouse extend beyond a wall forming a side elevation of the original dwellinghouse, and either (i) exceed 4 metres in height, (ii) have more than one storey, or (ii) have a width greater than half the width of the original dwellinghouse?	No (highest point on roof will be 3.5m)
A.1(i)	Would it would consist of or include either (i) the construction or provision of a veranda, balcony or raised platform, (ii) the installation, alteration or replacement of a microwave antenna, (iii) the installation, alteration or replacement of a chimney, flue or soil and vent pipe, or (iv) an alteration to any part of the roof of the dwellinghouse?	No
Conditions. If no to any of the below then the proposal is not permitted development		
A.3(a)	Would the materials used in any exterior work (other than materials used in the construction of a conservatory) be of a similar appearance to those used in the construction of the exterior of the existing dwellinghouse?	In order for the proposal to be permitted development the materials would have to match the dwellinghouse. As this is a condition, it is not necessary for material details to be submitted upfront.
A.3(b)	Would any upper-floor window located in a wall or roof slope forming a side elevation of the dwellinghouse be— (i) obscure-glazed, and (ii) non-opening unless the parts of the window which can be opened are more than 1.7 metres above the floor of the room in which the window is installed?	N/A
A.3(c)	Where the enlarged part of the dwellinghouse has more than one storey, would the roof pitch of the enlarged part, so far as practicable, be the same as the roof pitch	N/A

	of the original dwellinghouse?	
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Prior approval is not required as there have been no objections.

For a formal determination that the proposed extension would be lawful an application for a Lawful Development Certificate (LDC) should be submitted. An informative will be included on the decision notice indicating this point.