

LDC (Proposed) Report		Application number	2017/3125/P
Officer		Expiry date	
Charlotte Meynell		01/08/2017	
Application Address		Authorised Officer Signature	
30 Westbere Road London NW2 3SR			
Conservation Area		Article 4	
N/A		N/A	
Proposal			
Erection of rear and side dormer extension and roof extension with Juliet balcony above existing part two storey rear projection.			
Recommendation:			

#### Site Description:

The application site contains a two storey, semi-detached single family dwellinghouse. The application site is not located within a conservation area and there are no Article 4 Directives or planning conditions which might limit Permitted Development rights for the property.

#### Site history:

##### **30 Westbere Road**

**2017/1908/P** – Erection of rear and side dormer extension to main roof and roof extension above part of existing two storey closet wing. **Householder planning application withdrawn 19/05/2017**

##### **Flat Ground & First Floor, 30 Westbere Road**

**2010/2735/P** – Change of use of existing ground floor flat and first floor and attic maisonette to create a single dwelling house (Class C3). **Full planning permission granted 09/07/2010**

##### **First Floor Flat, 30 Westbere Road**

**PWX0002555** – The retention of a rear and side dormer and rooflight on the front roofslope, As shown on drawing numbers; 108/007.10. **Full planning permission refused 12/10/2000; Appeal allowed 12/06/2001**

**PW9802961R2** – The erection of a side and rear dormer and a velux rooflight in the front roofslope to provide additional habitable accommodation for the existing first floor flat, as shown on drawing numbers; 108/002B. **Full planning permission granted 22/03/1999**

## Planning Appraisal:

It is considered that the proposed development would be unlawful under Class B, Part 1 of Schedule 2 of the General Permitted Development Order 2015. The reasoning for this consideration may be seen below:

<b>Class B</b> The enlargement of a dwellinghouse consisting of an addition or alteration to its roof		
If yes to any of the questions below the proposal is not permitted development:		Yes/no
B.1(a)	As a result of the works, would any part of the dwellinghouse exceed the height of the highest part of the existing roof?	No
B.1(b)	As a result of the works, would any part of the dwellinghouse extend beyond the plane of any existing roof slope which forms the principal elevation of the dwellinghouse and fronts a highway?	No
B.1(c)	As a result of the works, would the cubic content of the resulting roof space exceed the cubic content of the original roof space by more than— (i) 40 cubic metres in the case of a terrace house, or (ii) 50 cubic metres in any other case?	Yes
B.1(d)	would it consist of or include— (i) the construction or provision of a veranda, balcony or raised platform, or (ii) the installation, alteration or replacement of a chimney, flue or soil and vent pipe?	No
B.1(e)	Is the dwellinghouse on article 1(5) land?	No
If no to any of the questions below the proposal is not permitted development:		
B.2(a)	Would the materials used in any exterior work be of a similar appearance to those used in the construction of the exterior of the existing dwellinghouse?	Yes
B.2(b)(i)	Other than in the case of a hip-to-gable enlargement, would the eaves of the original roof be maintained or reinstated, and would the edge of the enlargement closest to the eaves of the original roof be less than 20 centimetres from the eaves of the original roof, so far as practicable?	No
B.2(b)(ii)	Other than in the case of an enlargement which joins the original roof to the roof of a rear or side extension, would no part of the enlargement extend beyond the outside face of any external wall of the original dwellinghouse?	No
B.2(c)	Would any windows inserted on a wall or roof slope forming a side elevation be obscured-glazed and non-opening unless the opening part is higher than 1.7 metres above the floor of the room in which the window is installed?	N/A

### **Calculations:**

The calculations included on the proposed roof plan indicate that the existing and proposed roof extensions would have a total volume of 42.4 cubic metres. However, the Council does not agree that the stated total volume is correct, and has calculated that the total volume would exceed the 50 cubic metre limit for permitted development. The methods used to calculate the volume of each part of the existing and proposed roof extensions are incorrect and as such, several sections of the existing and proposed roof extensions are not included in the total volume. However, the submitted drawings are not accurate or consistent and so the Council have had difficulty in calculating the total volume of some elements of the proposal, especially the wraparound rear and side dormer extension listed as Part C on the proposed roof plan. As such, the Council has used the volume provided for Part C in the below calculations, as the total volume calculated is still over 50 cubic metres, but the Council consider that the volume for Part C is actually an under-calculation.

The Council has liaised closely with both the agent and applicant throughout the course of this application in order to resolve the issues with the drawings and the size of the proposal, and three sets of revised drawings have been accepted. However, the final set of drawings are still inaccurate and do not show a proposal which is lawful under permitted development.

- Part A (Existing rear dormer):  $D\ 3.9 \times H\ 2.4 \times W\ 3.2 = 29.95/2 = 15.0m^3$
- Part B (Existing side dormer):  $D\ (2.3+2.9/2)=2.6 \times H\ 2.4 \times W\ 2.3 = 14.35/2 = 7.2m^3$
- Part C (Proposed wraparound rear and side dormer extension):  $D\ 3.0 \times H\ 2.4 \times W\ 2.5 = 18/2 = 9m^3$
- Part D (Proposed roof extension over two storey rear closet wing):  $D\ 2.5 \times H\ 2.9 \times W\ 3.0 = 21.8m^3$
- Total volume: 53m<sup>3</sup>

### **Eaves:**

The proposed sections and side elevations submitted show that the proposed wraparound rear and side dormer extension would not be set back at least 20cm from the eaves of the original dwellinghouse, and as such would not constitute permitted development.

The proposed roof extension over the existing two storey closet wing would not maintain or reinstate the eaves of the original dwellinghouse, and it would extend beyond the outside face of the rear wall of the original dwellinghouse. The proposal would therefore be contrary to sub-paragraphs B.2(b)(i) and B.2(b)(ii), and would not constitute permitted development.

## Photographs:



Figure 1: Existing rear dormer as viewed from flat roof of two storey closet wing



Figure 2: Existing rear and side dormers as viewed from flat roof of two storey closet wing

## Conclusion:

The proposed rear and side dormer and roof extension taken together with the existing roof extensions would exceed the cubic content of the original roof space by more than 50 cubic metres, contrary to the limit in sub-paragraph B.1(c); the eaves of the original roof would not be maintained and reinstated and the edge of the enlargement closest to the eaves of the rear of the original roof is considered to be less than 20 centimetres from the eaves of the original roof, contrary to sub-paragraph B.2(b)(i); and the roof extension would extend beyond the outside face of the rear external wall of the original dwellinghouse, contrary to sub-paragraph B.2(b)(ii). The proposal therefore does not constitute permitted development.

## Recommendation:

As such it is recommended that the Proposed Lawful Development Certificate be refused.