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Application for prior approval of a proposed: Enlargement of a dwellinghouse by construction of additional storeys

Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) - Schedule 2, Part 1, Class AA

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Information provided on this form and in supporting documents may be published on the authority's planning register and website.

Please ensure that the information you submit is accurate and correct and does not include personal or sensitive information.

If you require any further clarification, please contact the Local Planning Authority directly.

Find contact details for Local Planning Authorities: <https://www.planningportal.co.uk/lpasearch>

If printed, please complete using block capitals and black ink.

1. Applicant Name and Address	2. Agent Name and Address
Title: Mr First name: Michael	Title: Mr First name: James
Last name: Hatchwell	Last name: Doherty
Company (optional):	Company (optional): Boyer
Unit: Number: 117 Suffix:	Unit: Number: 24 Suffix:
Building name:	Building name:
Address 1: Fellows Road	Address 1: Southwark Bridge Road
Address 2:	Address 2:
Address 3:	Address 3:
Town: London	Town: London
County:	County:
Country:	Country:
Postcode: NW3 3JS	Postcode: SE1 9HF

3. Site Address Details

Please provide the full postal address of the application site.

Unit:		Number:	117	Suffix:	
Building name:					
Address 1:	Fellows Road				
Address 2:					
Address 3:	London				
Address 4:					
Postcode:	NW3 3JS				

4. Eligibility

Was the current use of the building as dwellinghouses only granted by virtue of permitted development rights under Schedule 1, Part 3, Class M, N, O, P, PA or Q of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended)?

☐ Yes ☒ No

If you have answered Yes above, the proposal will exceed the limits set by legislation. In this circumstance, you should not continue with this application and seek advice from the Local Planning Authority on the best course of action.

Was the current building constructed between 1 July 1948 and 5 March 2018?

☒ Yes ☐ No

If you have answered No above, the proposal will exceed the limits set by legislation. In this circumstance, you should not continue with this application and seek advice from the Local Planning Authority on the best course of action.

Have additional storeys already been added to the original building (as it stood on 1 July 1948, or as built after that date; or, if 'Crown land', as it stood on 7 June 2006, or as built after that date)?

☐ Yes ☒ No

If you have answered Yes above, the proposal will exceed the limits set by legislation. In this circumstance, you should not continue with this application and seek advice from the Local Planning Authority on the best course of action.

Would the proposed extended building's:

- height exceed 18m (as measured from ground level to the highest part of the roof); or

- roof be:

- more than 3.5 metres higher than the highest part of the existing roof, where the existing building consists of one storey above ground level; or
- more than 7 metres higher than the highest part of the existing roof, where the existing building consists of more than one storey above ground level.

☐ Yes ☒ No

If you have answered Yes above, the proposal will exceed the limits set by legislation. In this circumstance, you should not continue with this application and seek advice from the Local Planning Authority on the best course of action.

If the dwellinghouse is not detached, would the proposed extension result in the highest part of the roof exceeding 3.5 metres above either:

- the highest part of the roof of the building it is joined to (e.g. by party wall or adjoining main wall); or
- if in a terrace, the highest part of the roof of any building in the row it is situated

☐ Yes ☒ No / The dwellinghouse is detached

If you have answered Yes above, the proposal will exceed the limits set by legislation. In this circumstance, you should not continue with this application and seek advice from the Local Planning Authority on the best course of action.

Would the floor to ceiling height, measured internally, of any proposed additional storey exceed:

- 3 metres; or
- the floor to ceiling height, measured internally, of any existing storey of the principal part of the existing building

☐ Yes ☒ No

If you have answered Yes above, the proposal will exceed the limits set by legislation. In this circumstance, you should not continue with this application and seek advice from the Local Planning Authority on the best course of action.

4. Eligibility (continued)

Will the proposed additional storeys only be constructed on the principal part of the building (i.e. the main part of the building excluding any front, side or rear extension of a lower height, whether this forms part of the original building or a subsequent addition)?

☒ Yes ☐ No

If you have answered No above, the proposal will exceed the limits set by legislation. In this circumstance, you should not continue with this application and seek advice from the Local Planning Authority on the best course of action.

Will any proposed engineering operations reasonably necessary to construct the additional storeys include:

- provision of visible support structures on or attached to the exterior of the building upon completion of the development; or
- anything other than works within the existing curtilage of the building to strengthen existing walls and foundations

☐ Yes ☒ No

If you have answered Yes above, the proposal will exceed the limits set by legislation. In this circumstance, you should not continue with this application and seek advice from the Local Planning Authority on the best course of action.

Is any part of the land or site on which the building is located:

- article 2(3) land;
- a site of special scientific interest;

☐ Yes ☒ No

If you have answered Yes above, the proposal will exceed the limits set by legislation. In this circumstance, you should not continue with this application and seek advice from the Local Planning Authority on the best course of action.

Will 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 ☐ No

If you have answered No above, the proposal will exceed the limits set by legislation. In this circumstance, you should not continue with this application and seek advice from the Local Planning Authority on the best course of action.

Will the roof pitch of the principal part of the proposed extended dwellinghouse be the same as the roof pitch of the existing dwellinghouse?

☒ Yes ☐ No

If you have answered No above, the proposal will exceed the limits set by legislation. In this circumstance, you should not continue with this application and seek advice from the Local Planning Authority on the best course of action.

Will the development include a window in any wall or roof slope forming a side elevation of the building?

☐ Yes ☒ No

If you have answered Yes above, the proposal will exceed the limits set by legislation. In this circumstance, you should not continue with this application and seek advice from the Local Planning Authority on the best course of action.

Following the development, will the dwellinghouse be used within Use Class C3 and for no other purpose, unless that purpose is ancillary to the primary use as a dwellinghouse?

☒ Yes ☐ No

If you have answered No above, the proposal will exceed the limits set by legislation. In this circumstance, you should not continue with this application and seek advice from the Local Planning Authority on the best course of action.

5. Description of Proposed Works, Impacts and Risks

Please describe the proposed development, including:

- details of any works proposed;
- the external appearance of the dwellinghouse, including the design and architectural features of the principal elevation (and any side elevation that fronts a highway)

It is proposed to construct an additional residential storey on the existing residential property at 117 Fellows Road, NW3 3JS, in line with the standards set out within Class AA, Schedule 2, Part 1 of the GPDO. The proposed additional storey would be constructed on the principal part of the existing dwellinghouse. It would accommodate 2no. bedrooms with en-suite bathrooms and dressing rooms. In line with the requirements, no windows will be located on the side elevations of the additional storey. Additional windows will be located in the front and rear elevations in order to provide the new bedrooms with good levels of light. As demonstrated within the Sunlight/Daylight Report, the extension will not result in any negative impact on neighbour amenity. The total height of the additional storey, at approximately 2.9 metres, falls well within the parameters set by the Guidance.

As demonstrated on the accompanying plans, the materials for the additional storey have been carefully selected in order to match the materials of the existing dwellinghouse. The brickwork, shuttering and windows will match the existing. This ensures that the additional storey is seen as a natural extension of the existing dwellinghouse and not as a separate element.

Please refer to cover letter for further details.

What is the current height of the dwellinghouse:
(measured externally from ground level to the highest part of the roof)

8.74

metres

What will be the height of the dwellinghouse once the additional storeys are added:
(measured externally from ground level to the highest part of the roof)

11.63

metres

5. Description of Proposed Works, Impacts and Risks (continued)

Please provide details of the impacts on the amenity of any adjoining premises including overlooking, privacy and the loss of light and how these will be mitigated:

The application is supported by a Daylight/Sunlight Report (prepared by MES Building Solutions). The Report confirms that the proposal will not result in any detrimental impacts to the amenity of neighbouring properties.

Please refer to the Daylight/Sunlight Report and cover letter for further details.

Please provide details of any air traffic and defence asset impacts and how these will be mitigated:

The application site does not fall within an airport or defence asset safeguarding zone and so will not result in any impacts to either air traffic or defence assets.

Please refer to cover letter for further details.

Where relevant (due to the siting of the building), please provide details of the impact on any protected view.

Note that these are identified in the Directions Relating to Protected Vistas dated 15 March 2012 issued by the Secretary of State.

The application site does not fall within a Protected Vista and so the proposal will have no impact on any protected views.

Please refer to cover letter for further details.

6. Checklist

Please read the following checklist to make sure you provide all the required information in support of your proposal. The information provided should include all the details necessary for the Local Planning Authority to determine if the proposal complies with permitted development legislation, and if its prior approval will be required.

If sufficient information is not provided the Local Authority can either request it, or refuse the application.

- | | | | |
|---|-------------------------------------|---|-------------------------------------|
| All sections of this application completed in full, dated and signed. | ☒ | A plan indicating the site and showing the proposed development. | ☒ |
| The correct fee | ☒ | All plans should be drawn to an identified scale and show the direction of North. | |
| A plan showing the existing and proposed elevations of the dwellinghouse, and the position and dimensions of the proposed windows | ☒ | Plans can be bought from one of the Planning Portal's accredited suppliers: | |
| | | https://www.planningportal.co.uk/buyapanningmap | |

7. Declaration

I/we hereby apply for a determination as to whether prior approval will be required as described in this form and the accompanying plans/drawings and additional information. I/we confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them.

Signed - Applicant:

Or signed - Agent:

Date (DD/MM/YYYY):

(date cannot be pre-application)

8. Applicant Contact Details

Telephone numbers

Country code:	National number:	Extension:
	01234 567890	

Country code:	Mobile number (optional):

Country code:	Fax number (optional):

Email address:

9. Agent Contact Details

Telephone numbers

Country code:	National number:	Extension:
	01234 567890	

Country code:	Mobile number (optional):

Country code:	Fax number (optional):

Email address: