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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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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

Title:	Mr	First name:	Derrick Ding-Vic
Last name:	Chow		
Company (optional):			
Unit:		Number:	13
Suffix:			
Building name:			
Address 1:	Tobin Close		
Address 2:			
Address 3:			
Town:	London		
County:			
Country:			
Postcode:	NW3 3DY		

2. Agent Name and Address

Title:	Mrs	First name:	Kasia
Last name:	Whitfield		
Company (optional):	Kasia Whitfield Design		
Unit:		Number:	90
Suffix:	a		
Building name:			
Address 1:	Fellows Road		
Address 2:			
Address 3:			
Town:	London		
County:			
Country:			
Postcode:	NW3 3JG		

3. Site Address Details

Please provide the full postal address of the application site.

Unit:		Number:	13	Suffix:	
Building name:					
Address 1:	Tobin Close				
Address 2:	London				
Address 3:					
Address 4:					
Postcode:	NW3 3DY				

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 storey on the existing residential property at 13 Tobin Close, NW3 3DY, 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 dwelling house.

The additional storey would accommodate a large bedroom with a walk-in wardrobe and an en-suite bathroom, as well as a small study. 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 bedroom, study and en-suite bathroom with good levels of light. The total height of the additional storey, at approximately 2.9 metres, falls well within the parameters set by the Guidance.

As shown on the accompanying drawings, the materials for the additional storey have been carefully selected in order to match the materials of the existing house. The brickwork, render and roofbox have been designed to match the existing materials.

The additional storey once constructed should be seen as a natural extension to the existing building and not as a separate element.

What is the current height of the dwellinghouse: (measured externally from ground level to the highest part of the roof)	8.6	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)	11.5	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 erection of an additional storey will not result in any further impact on neighbouring amenity.

To the rear of the house there are mature trees and the distance to the nearest houses is approximately 32 metres.
To the front of the house, the distance to the nearest houses is approximately 28 metres.
The existing distance between the buildings to the front and to the rear ensures the privacy.

Daylight 25 degree rule - the angle to the horizontal subtended by the new development at the level of the centre of the lowest affected window is lower than 25 degree (approximately 18 degree). The conclusion of this test is that the daylighting will not be significantly affected.

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

The development is not within an airport or defence asset safeguarding zone and so will not result in an impact to either air traffic or defence assets.

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 property is not identified as falling within a Protected Vista and so will not result in any impact on protected views.

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/buyaplanningmap | |

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:

Country code:	Mobile number (optional):

Country code:	Fax number (optional):

Email address:

9. Agent Contact Details

Telephone numbers

Country code:	National number:	Extension:
+44	020 75869624	

Country code:	Mobile number (optional):
+44	07985035333

Country code:	Fax number (optional):

Email address: