

DRAFT REPORT/DELEGATED DECISION SHEET

1/1

Ref: 03/1850/S192

CERTIFICATE OF LAWFULNESS (EXISTING/PROPOSED) SECTION 191/192

Contact: Ms M Dhillon

Extn.: 4581

Ward:

App Rec'd: 13/06/2003

APPLICANT: MR J PAULING AND MS A HAYWOOD

30 RADNOR GARDENS

TWICKENHAM

TW1 4NA

AGENT: ENGLISHAUS

Site: 30 RADNOR GARDENS

TWICKENHAM

Proposal: SINGLE STOREY REAR EXTENSION.

RECOMMENDATION	SECTION 191 (EXISTING) APPROVE REFUSE	SECTION 192 (PROPOSED) APPROVE REFUSE
RECOMMENDATION AGREED BY LEGAL SERVICES		
Memo dated OR Phone call dated Between /		
Prepared by MKD Date: 30/7/03	Submitted for decision by	
TEAM LEADER Date:	PLANNING AND TRNSPT COMMITTEE Date:	PLANNING SUB-CITTEE Date: A B
Agreed	DELEGATED POWERS Date:	
PPO Date:	Application dealt with under delegated authority by <i>R. Dhillon</i> 30/07/03 on:	

PRESENT USE

SFD

**30 Radnor Gardens
Twickenham
03/1850**

Proposal:

Construction of a Single Storey Rear Extension.

Present Use:

Single Family Dwelling House.

Site, History and Proposal:

The property is a two-storey end of terrace house and at present there are no other existing extensions to the property. The property is not located within a conservation area and it is not a listed building. The proposal consists of a Single Storey Rear Extension measuring 47.2 cubic metres. There is another application at this site proposing two small dormer roof extensions to this property.

Professional Comments:

The proposal is permitted development by virtue of the General Permitted Development Order 1995, Schedule 2, Class A, for the following reasons:

1. The cubic content of the Single Storey Extension does not exceed the cubic content of the original dwelling house by more than 50 cubic metres.
Extension: 47.2cubic metres
2. The proposed extension will not exceed in height the highest part of the roof of the original dwelling house.
3. The extension will not be nearer to any highway which bounds the curtilage of the dwelling house than the part of the original dwelling house nearest to the highway.
4. The part of the building to be enlarged will not exceed 4 metres in height.
5. Less than half the area of land around the original house would be covered by the extension.

Recommendation:

Approve.

$$2050 \times 2248 \times 4638 = 23.4$$

$$2099 \times \del{3335} \times 2248 = 15.74$$

$$\left(\frac{2539 \times 1012 \times 2050}{2} \right) = 2.31 \text{ m}^3$$

$$\left(\frac{2099 \times 3335 \times 1012}{2} \right) = 3.54 \text{ m}^3$$

$$\left(\frac{2099 \times 1012 \times 2050}{2} \right) = 2.177 \text{ m}^3$$

$$47.2 \text{ m}^3$$

$$< 50 \text{ m}^3 = \text{OK PD}$$