

**Application reference: 16/3591/PDE**  
**HAMPTON NORTH WARD**

Date application received	Date made valid	Target report date	8 Week date
30.08.2016	13.09.2016	25.10.2016	<del>25.10.2016</del>

EOI 18/11/2016

**Site:**

63 Rectory Grove, Hampton, TW12 1AH,

**Proposal:**

Single storey rear extension (6m depth, 2.7-2.9m eaves height, 2.9m overall height)

Status: Pending Consideration (If status = HOLD please check that all is OK before you proceed any further with this application)

**APPLICANT NAME**

Mr And Mrs A Haeri  
63 Rectory Grove  
Hampton  
TW12 1AH

**AGENT NAME**

Mr S Al-Hairi  
7 Sevenex Parade  
London Road  
Wembley HA9 7HQ

**DC Site Notice:** printed on and posted on and due to expire on

**Consultations:**

**Internal/External:**

**Consultee**

**Expiry Date**

**Neighbours:**

210 Hanworth Road, Hampton, TW12 3EY, - 14.09.2016

63A Rectory Grove, Hampton, TW12 1AH, - 14.09.2016

61 Rectory Grove, Hampton, TW12 1AH, - 14.09.2016

**History: Development Management, Appeals, Building Control, Enforcements:**

Development Management

Status: WDN

Date: 31/05/1991

Application: 91/0632/FUL

Erection Of A Two Storey Detached Dwelling House With Garage And Two Parking Spaces.

Development Management

Status: PCO

Date: 18/10/1991

Application: 91/1437/FUL

Erection Of A Two Storey Detached Dwelling House With Garage.

Development Management

Status: GTD

Date: 26/01/1994

Application: 93/1871/FUL

Erection Of A Two Storey Dwelling House With Garage And Two Parking Spaces.

Development Management

Status: GTD

Date: 09/09/2016

Application: 16/2678/HOT

Hip to gable and rear dormer roof extension. Rooflights to front elevation.  
New front porch.

Development Management

Status: PCO

Date:

Application: 16/3591/PDE

Single storey rear extension (6m depth, 2.7-2.9m eaves height, 2.9m overall height)

Building Control

Deposit Date: 12.08.2006

FENSA Notification of Replacement Glazing comprising 1 Windows and 1 Doors. Installed by Bowater Home Improvements Ltd. FENSA Member No 13992. Installation ID 3966456. Invoice No 06B18765

Reference: 06/6598/FENSA

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Building Control

Deposit Date: 26.06.2008      2 Windows 1 Door

Reference: 08/FEN01321/FENSA

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Building Control

Deposit Date: 28.10.2010      7 Windows

Reference: 11/FEN00662/FENSA

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Building Control

Deposit Date: 21.07.2016      Ground floor rear extension and loft conversion

Reference: 16/1623/IN

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**Recommendation:**

The determination of this application falls within the scope of Officer delegated powers - **YES** NO

**I therefore recommend the following:**

- 1. REFUSAL
- 2. PERMISSION
- 3. FORWARD TO COMMITTEE

This application is CIL liable  YES\*  NO  
(\*If yes, complete CIL tab in Uniform)

This application requires a Legal Agreement  YES\*  NO  
(\*If yes, complete Development Condition Monitoring in Uniform)

This application has representations online (which are not on the file)  YES  NO

This application has representations on file  YES  NO

Case Officer (Initials): CAA

Dated: 08/10/2016

**I agree the recommendation:**

Senior Planner

Team Leader/Development Control Manager

Dated: 9/17/16 WNC

This application has been subject to representations that are contrary to the officer recommendation. The Development Control Manager has considered those representations and concluded that the application can be determined without reference to the Planning Committee in conjunction with existing delegated authority.

Development Control Manager: .....

Dated: .....

<b>REASONS:</b>
<b>CONDITIONS:</b>
<b>INFORMATIVES:</b>
<b>UDP POLICIES:</b>
<b>OTHER POLICIES:</b>

The following table will populate as a quick check by running the template once items have been entered into Uniform

## **SUMMARY OF CONDITIONS AND INFORMATIVES**

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### **CONDITIONS**

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### **INFORMATIVES**

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16/3591/PDE

63 Rectory Grove, Hampton, TW12 1AH

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**Present Use:** Single family dwelling

**Site, history and proposal:**

- The proposal site is a two storey semi-detached dwelling house.
- No PD restrictions.
- Site history for No.63 Rectory Grove:  
16/2678/HOT - Hip to gable and rear dormer roof extension, rooflights to front elevation, new front porch – Granted 2016-09-09

**Proposal:** Single storey rear extension 6m in depth, 2.7m to the eaves and 2.9m total in height.

**Class A** -

As no representations have been received on the application, the main issue for consideration in this application are as follows:

1. Whether the proposed development complies with the conditions, limitations or restrictions applicable to development permitted by Class A which exceeds the limits in paragraph A.1 (f) but is allowed by paragraph A.1 (g).

A.1 Development is not permitted by Class A if:

- a) permission to use the dwellinghouse as a dwellinghouse has been granted only by virtue of Class M, N, P or Q of this Schedule (changes of use);

**The proposal complies.**

- b) as a result of the works, the total-area of ground covered by buildings within the curtilage of the dwellinghouse (other than the original dwellinghouse) would exceed 50% of the total area of the curtilage (excluding the ground area of the original dwellinghouse);

**The proposal complies.**

- c) 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;

**The proposal complies.**

- d) 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;

**The proposal complies.**

- e) the enlarged part of the dwellinghouse would extend beyond a wall which—

- i. fronts a highway, and
- ii. forms either the principal elevation or a side elevation of the original dwellinghouse;

**The proposal complies.**

- f) subject to paragraph (g), 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 4 metres in the case of a detached dwellinghouse, or 3 metres in the case of any other dwellinghouse, or
  - ii. exceed 4 metres in height;

**Refer to paragraph (g).**

- g) until 30th May 2019, for a dwellinghouse not on article 2(3) 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;

**The dwellinghouse is not on article 2(3) land, nor on a Site of Special Scientific Interest. The proposal would not extend beyond the rear wall of the original dwellinghouse by more than 6m deep and would not exceed 4m in height. Therefore the proposal complies.**

- h) the enlarged part of the dwellinghouse would 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;

**The proposal would be single storey and therefore complies.**

- i) the enlarged part of the dwellinghouse would be within 2 metres of the boundary of the curtilage of the dwellinghouse, and the height of the eaves of the enlarged part would exceed 3 metres;

**The revised drawings indicate that the eaves height of the proposed rear extension would measure 2.7m. The proposal therefore complies in this regard.**

- j) the enlarged part of the dwellinghouse would extend beyond a wall forming a side elevation of the original dwellinghouse, and would—
- i. exceed 4 metres in height,
  - ii. have more than one storey, or
  - iii. have a width greater than half the width of the original dwellinghouse; or

**The proposal complies.**

- k) it would consist of or include—
- 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.

**The proposal complies.**

A.2 In the case of a dwellinghouse on article 2(3) land, development is not permitted by Class A if—

- a) it would consist of or include the cladding of any part of the exterior of the dwellinghouse with stone, artificial stone, pebble dash, render, timber, plastic or tiles;
- b) the enlarged part of the dwellinghouse would extend beyond a wall forming a side elevation of the original dwellinghouse; or
- c) the enlarged part of the dwellinghouse would have more than one storey and extend beyond the rear wall of the original dwellinghouse.

**The site is not located within a designated conservation area and as such A.2 is not applicable.**

Conditions

A.3. Development is permitted by Class A subject to the following conditions—

- a) the materials used in any exterior work (other than materials used in the construction of a conservatory) shall be of a similar appearance to those used in the construction of the exterior of the existing dwellinghouse;

**Confirmation has been received from the agent, and shown on the revised drawings, that the first 4m of depth of the extension beyond the original rear elevation will be constructed of brick and tile, similar in appearance to those used in the construction of the exterior of the existing dwellinghouse, with the external finish of the remaining 2m to be constructed of glass (as a conservatory). As such, it is considered that the proposals comply with this criterion.**

- b) any upper-floor window located in a wall or roof slope forming a side elevation of the dwellinghouse shall be—
  - a. obscure-glazed, and
  - b. 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; and;
- c) where the enlarged part of the dwellinghouse has more than one storey, the roof pitch of the enlarged part shall, so far as practicable, be the same as the roof pitch of the original dwellinghouse.

**The proposal complies with (b) and (c) of the Conditions.**

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**Recommendation:**

The proposed extension meets the criteria of Schedule 2, Part 1, Class A of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) with regard to an attached property, therefore a Certificate of Lawful Development can be issued.

**Recommendation: Approve**

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