

Application reference: 16/4907/HOT EAST SHEEN WARD

Date application received	Date made valid	Target report date	8 Week date
26.12.2016	18.01.2017	15.03.2017	15.03.2017

Site:

48 Elm Road, East Sheen, London, SW14 7JQ

Proposal:

Single storey rear and side return extension.

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

APPLICANT NAME

Mr & Mrs Phillip Szymala Maureen
Szymala
48 Elm Road
East Sheen
London
SW14 7JQ

AGENT NAME

Mr Peter Lancaric
Unit 508
417 Wick Lane
London
E3 2JJ

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

Consultations:

Internal/External:

Consultee

Expiry Date

Neighbours:

12 Beechcroft Road, East Sheen, London, SW14 7JJ, - 23.01.2017
Flat 1, 50 Elm Road, East Sheen, London, SW14 7JQ, - 23.01.2017
Flat 2, 50 Elm Road, East Sheen, London, SW14 7JQ, - 23.01.2017
46 Elm Road, East Sheen, London, SW14 7JQ, - 23.01.2017

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

Development Management

Status: PCO

Application: 16/4907/HOT

Date:

Single storey rear and side return extension.

Building Control

Deposit Date: 17.10.2014

Install a gas-fired boiler

Reference: 14/FEN04124/GASAFE

Building Control

Deposit Date: 14.11.2014

Loft conversion, roof repair and bathroom installation

Reference: 14/2566/IN

Building Control

Deposit Date: 20.12.2014

Install one or more new circuits

Reference: 15/NIC00005/NICEIC

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): LUS

Dated: 10/03/2017

I agree the recommendation:

Team Leader/Head of Development Management/Principal Planner

Dated: 13.3.17

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

Head of Development Management:

Dated:

REASONS:
CONDITIONS:
INFORMATIVES:
UDP POLICIES:
OTHER POLICIES:

SEE CAPS

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Proposal	Single storey rear and side return extension.
Site description / key designations	The site is a 2 storey mid-terrace family dwelling not locally listed, not located within any Conservation Area, neither is subject to any Article 4 Direction. The surrounding area is predominantly residential.
Planning history	There is no planning history related to this site.
Policies	<p>The proposal has been considered having regard to the policies within the Council's Local Plan, in particular:</p> <p>Core Strategy (2009)</p> <ul style="list-style-type: none"> • CP7 Maintaining and Improving the Local Environment <p>Development Management Plan (2011)</p> <ul style="list-style-type: none"> • DM DC 1 Design Quality • DM DC 5 Neighbourliness, Sunlighting and Daylighting <p>Publication Local Plan (December 2016)</p> <ul style="list-style-type: none"> • LP1 Local Character and Design Quality • LP8 Amenity and Living Conditions <p>Supplementary Planning Documents / Guidance:</p> <ul style="list-style-type: none"> • 'House extensions and external alterations' (2015)
Material representations	The application has not been subject of planning objections from third parties.
Amendments	There were no amendments to scheme received during the course of this application.
Professional comments	<p>The proposal has been assessed in relation to the following issues:</p> <ul style="list-style-type: none"> • Design / visual amenity • Neighbour amenity <p>The proposal is consistent with the objectives of the above policies and guidance, and therefore it is recommended the scheme is approved without delay. The reasons for approval include:</p> <ul style="list-style-type: none"> • The proposed single storey rear/side extension has been found acceptable in design and scale terms and would preserve the character and appearance of the host dwelling and surrounding area. • Given there are existing single storey rear extensions at no. 46 and 50 Elm Road projecting further than the proposed extension would project and given the infilling nature of the proposed extension, there would be no adverse impact on the amenities of adjacent occupiers (no. 46 and 50 Elm Road and 12 Beechcroft Road) in loss of daylight/sunlight, overbearing, loss of privacy or visual intrusion terms.
Recommendation	APPROVAL