

Application reference: 06/2001/PS192
MORTLAKE, BARNES COMMON WARD

Date application received	Date made valid	Target report date	8 Week date
14.06.2006	14.06.2006		09.08.2006

Site:

48 Thorne Street, Barnes, London, SW13 0PR

Proposal:

Loft extension with rear dormer.

Present use:

SFD

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 Meller
23 Upper Wimpole Street
London
W1G 6ND

AGENT NAME

Consultations:

Internal/External:

Consultee

Expiry Date

Neighbours:

History:

Ref No	Description	Status	Date
06/2001/PS192	• Loft extension with rear dormer.	REC	
06/2070/HOT	• Proposed single storey rear extension	PCO	

Constraints:

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

Case Officer (Initials): *VC*

Dated: *4/7/6*

I agree the recommendation:

Team Leader/Development Control Manager

John Brown
1/8/02

Dated:

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:

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

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

CONDITIONS:
INFORMATIVES:

ADDITIONAL NOTES CONTINUED FROM ABOVE:

**CERTIFICATE OF LAWFUL DEVELOPMENT REPORT
(PROPOSED DEVELOPMENT)**

Site Address: 48 Thorne Street, Barnes

Reference: 06/2001/PS192

Site/Surroundings: No. 48 is a two storey, mid-terrace house. The house is not within a Conservation Area, nor is it a listed building or BTM.

Proposal: Loft extension with rear dormer.

Relevant History: None

Discussion: Permitted development rights have not been removed from the property. The property is not sited within a conservation area or subject to an Article 4 Direction. There are no extensions to the property and there are no outbuildings within five metres of the house. The extensions do not:

- a) extend the property by more than 50 cubic metres or more than 40 cubic metres in the roof,
- b) extend beyond the highest part of the roof,
- c) extend towards a highway,

Rear roof extension has a volume of $((1.4 \times 3.6 \times 4.2)/2) + (2.5 \times 2 \times 3.4) + ((1 \times 2.6 \times 4.6)/2) + ((0.35 \times 1.6 \times 1.2)/2) + ((0.3 \times 2.5 \times 1.2)/2) = 10.6 + 17 + 6 + 0.3 + 0.45 = 34.4$ cubic metres.

The total proposed volume is therefore 34.4 cubic metres. At the time of the site visit, the rear single storey lean-to indicated on the plans had been demolished, so it cannot be confirmed as to whether this was part of the "original" house. As it has a small volume (approximately 5 cubic metres), this extension would not push the total volume over the 50 cubic metre limit, if it were a post-1948 addition.

Recommendation:

A Certificate of Lawful Development may be issued on the basis that the proposed extensions would be permitted development by virtue of the provisions of Class B, Part 1 of Schedule 2 of the Town and Country Planning (General Permitted Development) Order 1995.

Drawing numbers: OS Extract, 001 and 002 received 14th June 2006.

One neighbour letter received asking that more detail be requested prior to approval + for dimensions. The drawings are drawn to scale + the Council would not have control of materials, construction or minute discharge (in its planning capacity) as this is permitted development.