

Application reference: 21/1648/PS192 FULWELL, HAMPTON HILL WARD

Date application received	Date made valid	Target report date	8 Week date
10.05.2021	10.05.2021	05.07.2021	05.07.2021

Site:

11 Laurel Road, Hampton Hill, TW12 1JL,

Proposal:

Single storey rear extension

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

APPLICANT NAME

Mr Frank Offer
11, Laurel Road
Hampton Hill
TW12 1JL

AGENT NAME

Mr Peter Cooling
14 Charlwood Drive
Oxshott
Leatherhead
KT22 0HD
United Kingdom

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

Consultations:

Internal/External:

Consultee

Expiry Date

Neighbours:

-

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

Status: GTD Application:99/0516
Date:30/03/1999 Loft Conversion With Rear Dormer.

Development Management

Status: PDE Application:21/1648/PS192
Date: Single storey rear extension

Building Control

Deposit Date: 24.11.2003 FENSA Notification of Replacement Glazing comprising 5 Windows and 0 Doors. Installed by Ultralux Window Systems Ltd. FENSA Member No 23561. Installation ID 1240606. Invoice No 14593

Reference: 03/6989/FENSA

Building Control

Deposit Date: 04.03.1999 Loft conversion
Reference: 99/0360/FP

Building Control

Deposit Date: 21.07.2009 4 Windows 1 Door
Reference: 09/FEN01309/FENSA

Building Control

Deposit Date: 13.04.2010 Circuit alteration or addition in kitchen/ special location Dwelling house One
or more new circuits

Reference: 10/NIC00736/NICEIC

Building Control

Deposit Date: 27.11.2020 Install a gas-fired boiler

Reference: 20/FEN03942/GASAFE

Building Control

Deposit Date: 15.06.2021 Single storey rear extension

Reference: 21/1038/FP

Recommendation:

The determination of this application falls within the scope of Officer delegated powers - YES

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): JSI

Dated: 23/07/2021

I agree the recommendation: WT

~~Team Leader/Head of Development Management/Principal Planner~~

Dated:23/7/2021.....

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:

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

CONDITIONS

INFORMATIVES

U0053026	Composite informative
U0053027	S193 informative

Application Reference: 21/1648/PS192

Application Site: 11 Laurel Road, Hampton Hill, TW12 1JL

Proposal:

This application seeks the granting of a Lawful Development Certificate for: ‘*Single storey rear extension.*’

Site:

The application site relates to a mid-terrace two-storey dwelling located on the south side of Laurel Road, Fulwell and Hampton Hill ward. The site is not statutorily or locally listed and is not in a conservation area. There is an Article 4 Direction restricting basement development. The surrounding area is predominantly residential in nature.

Planning history:

- 99/0516 – Loft conversion with rear dormer. – Approved 30/03/1999

Amendments:

Amended drawings were received showing that the existing ground-floor rear/side wall would be demolished as part of the works, in order for the scheme to comply with permitted development rights.

Neighbour comments:

None received.

Professional comments:

The application is a dwellinghouse and will be assessed against Schedule 2, Part 1 ‘Development within the curtilage of a dwellinghouse’ of The Town and Country (General Permitted Development) (England) Order 2015 (as amended). These rights have not been removed or restricted by any previous planning conditions.

Class A – The application is considered comply with Class A ‘The enlargement, improvement or other alteration of a dwellinghouse’, and has been assessed against the relevant criteria as follows:

A.1 The proposed single-storey side extension is considered against the permitted development criteria under Class A as follows:

- a) Permission to use the dwellinghouse as a dwellinghouse has not been granted by virtue of Class M, N, P or Q of Part 3 of this Schedule (changes of use);
- b) The extension would not exceed 50% of the total curtilage of the application site.
- c) The extension would not exceed the height of the highest part of the roof of the existing dwellinghouse.
- d) The height of the eaves would not exceed the height of the eaves of the existing dwellinghouse.
- e) The proposal does not extend beyond a wall which
 - i. forms the principle elevation of the original dwellinghouse; or
 - ii. fronts a highway and forms a side elevation of the original dwellinghouse
- f) Subject to paragraph (g), the enlarged part of the dwellinghouse would not have a single storey and –
 - i. extend beyond the rear wall of the original dwellinghouse by more than 4m in the case of a detached dwellinghouse, or 3m in the case of any other dwellinghouse, or
 - ii. exceed 4m in height;

- g) For a dwellinghouse not on article 2(3) land nor on a site of special scientific interest, the enlarged part of the dwellinghouse would not have a single storey and –
 - i. extend beyond the rear wall of the original dwellinghouse by maximum 8m in the case of a detached dwellinghouse, or 6m in the case of any other dwellinghouse, or
 - ii. exceed 4m in height.
- h) The enlarged part of the dwellinghouse would not have more than a single storey and –
 - i. extend beyond the rear wall of the original dwellinghouse by more than 3m, or
 - ii. be within 7m of any boundary of the curtilage of the dwellinghouse being enlarged which is opposite the rear wall of that dwellinghouse;
- i) The enlarged part of the dwellinghouse would not be within 2m of the boundary of the curtilage of the dwellinghouse, and the height of the eaves of the enlarged part would not exceed 3m;
- j) The enlarged part of the dwellinghouse would not extend beyond a wall forming a side elevation of the original dwellinghouse, and –
 - i. exceed 4m in height,
 - ii. have more than one storey, or
 - iii. have a width greater than half the width of the original dwellinghouse; or
- ja) Any total enlargement (being the enlarged part together with any existing enlargement of the original dwellinghouse to which it will be joined) would not exceed the limits set out in sub-paragraphs (e) to (j)
- k) The proposal does not 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.
 - iv. an alteration to any part of the roof of the dwellinghouse.

A.2 The application dwelling is not located within Article 2(3) Land.

A.3 Conditions

Development is permitted by Class subject to the following conditions:

- a) the materials used in any exterior work (other than materials used in the construction of a conservatory) must be of a similar appearance to those used in the construction of the exterior of the existing dwellinghouse;
- b) any upper-floor window located in a wall or roof slope forming a side elevation of the dwellinghouse must be;
 - i. obscure-glazed, and
 - ii. non-opening unless the parts of the window which can be opened are more than 1.7m above the floor of the room in which the window is installed, and
 - iii. where the enlarged part of the dwellinghouse has more than a single storey, or forms an upper storey on an existing enlargement of the original dwellinghouse, the roof pitch of the enlarged part must, as far as practicable, be the same as the roof pitch of the original dwellinghouse.

Recommendation: APPROVE subject to conditions and informatives