

## Application reference: 24/0858/PS192 BARNES WARD

Date application received	Date made valid	Target report date	8 Week date
03.04.2024	03.04.2024	29.05.2024	29.05.2024

**Site:**

37 Wyatt Drive, Barnes, London, SW13 8AL

**Proposal:**

Dormer roof extension. Two obscure windows on the flank elevation. 3x rooflights to the front elevation.

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

**APPLICANT NAME**

Mrs Stella Chen  
37 Wyatt Drive  
Barnes  
London  
SW13 8AL

**AGENT NAME**

Hafiz Muhammad Naeem  
40 Central Road  
Worcester Park  
KT4 8HY

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

**Consultations:**

**Internal/External:**

**Consultee**

**Expiry Date**

**Neighbours:**

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

Development Management

Status: GTD Application:02/2363  
Date:27/09/2002 New Velux Window To Rear Of Existing Garage.

Development Management

Status: GTD Application:19/3731/HOT  
Date:18/02/2020 First floor extension to existing garage and single storey rear extension. Alterations to fenestration associated with conversion of garage to habitable room.

Development Management

Status: GTD Application:20/0014/PS192  
Date:10/01/2020 Proposed rear dormer roof extension, one new window on second floor side elevation and three roof lights on the front roof slope.

Development Management

Status: PDE Application:24/0858/PS192  
Date: Dormer roof extension. Two obscure windows on the flank elevation. 3x rooflights to the front elevation.

Building Control

Deposit Date: 27.06.1995 Erection of 79 dwellings & associated works Cartwright Way, SW13 8HP:

PLOT 101 = 2, PLOT 102 = 4 , PLOT 103 = 6 , PLOT 104 = 8 . Cartwright Way, SW13 8HD PLOT 288 = 1, PLOT 289=3, PLOT 290=5,PLOT291=7,PLOT 292=9,PLOT 293=11,PLOT 294=13. Devereux Lane. SW13 8DA PLOT 207= 18, PLOT 208 = 20, PLOT 217 = 16, PLOT 218 = 14, PLOT 219 = 12, PLOT 220 = 10, PLOT 221 = 8 , PLOT 222 \_ 6, PLOT 223 \_ 4 PLOT 224 \_ 2. Wyatt Drive. SW13 8AA. PLOT 225 \_ 32 , PLOT 226 \_ 30, PLOT 227 \_ 28, PLOT 228 \_ 26, PLOT 229 \_ 24, PLOT 230 \_ 22, PLOT 231 \_ 20, PLOT 232 \_ 18, PLOT 233 \_ 16 PLOT 234 \_ 14, PLOT 235 \_ 12, PLOT 236 \_ 10, PLOT 237 \_ 8, PLOT 238 \_ 6, PLOT 239 \_ 4, PLOT 240 \_ 2. Harding House, 20 Trinity Church Road, Barnes. SW13 8EH PLOT 255\_1, PLOT 256\_2, PLOT 257\_3, PLOT 258\_4,PLOT 259\_5,PLOT 260\_6,PLOT 261\_7,PLOT 262\_8,PLOT263\_9,PLOT 264\_10,PLOT 265\_11,PLOT 266\_12. Wyatt Drive. SW13 8AL PLOT 267\_11,PLOT 268\_13,PLOT 269\_15,PLOT 270\_17,PLOT 271\_19,PLOT 272\_21,PLOT 273\_23,PLOT 274\_25,PLOT 275\_27,PLOT 276\_29,PLOT 277\_31,PLOT 278\_33,PLOT 279\_35,PLOT 280\_37,PLOT 281\_39,PLOT 282\_41,PLOT 283\_43,PLOT 284\_45,PLOT 285\_47,PLOT 286\_49,PLOT 287\_51. Trinity Church Road, SW13 8EE. PLOT 327\_38, PLOT328\_36,PLOT329\_34,PLOT 330\_32,PLOT 331\_30,PLOT 332\_28,PLOT 333\_26,PLOT 334\_24,PLOT 335\_22.

Reference: 95/0710/FP

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Building Control

Deposit Date: 19.04.2010            2 Doors

Reference: 10/FEN00895/FENSA

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Building Control

Deposit Date: 11.09.2022            Install a gas-fired boiler

Reference: 22/FEN02969/GASAFE

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Building Control

Deposit Date: 11.03.2024            Loft conversion with rear dormer and front rooflights to form two bedrooms with separate bathroom, including all associated work

Reference: 24/0304/IN

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<b>Application Number</b>	<b>24/0858/PS192</b>
<b>Address</b>	<b>37 Wyatt Drive, Barnes, London, SW13 8AL</b>
<b>Proposal</b>	<b>Dormer roof extension. Two obscure windows on the flank elevation. 3x rooflights to the front elevation.</b>
<b>Contact Officer</b>	<b>Kerry McLaughlin</b>

**Present Use:** C3 - Dwellinghouses

**Site and History:**

- The application property is a two-storey, semi-detached dwelling, located on the eastern side of Wyatt Drive.
- **PD Restriction Imposed**
- Relevant Planning History:

Ref	Proposal	Decision
94/0608/OUT	Erection of 333 dwellings including the provision of social housing & doctors surgery together with garaging, parking, access roads, landscaping and an area of allotments. (Outline Application). (this is an amendment to the housing development).	Granted Permission

**Professional Comments**

The original permission for this site 94/0608/OUT is conditioned to restrict external alterations and extensions to this property (condition number GD04). Therefore, the proposed scheme cannot be considered as permitted development.

GD04 RSTRCT ALTRTS/EXT - APPEARANCE

Notwithstanding the provisions of the Town and Country Planning General Development Order 1988 (or any Order revoking or re-enacting that Order) no external alterations or extensions shall be carried out to the building(s) hereby approved.

REASON: To safeguard the appearance of the development and the area generally and to contain development on Metropolitan Open Land.

Whilst it is noted a previous lawful development certificate was granted for the following application, this permission was given in error and should have been refused for the above reasons also.

Ref	Proposal	Decision
20/0014/PS192	Proposed rear dormer roof extension, one new window on second floor side elevation and three roof lights on the front roof slope.	Granted Permission

**Recommendation: REFUSE**

**Reason for Refusal - Development/Permission Required - No PD**

The proposal CONSTITUTES DEVELOPMENT within the meaning of Section 55 of the Town and Country Planning Act 1990, and a planning application IS REQUIRED. This is because permitted development rights for external alterations and extensions to this property have been removed under the parent application 94/0608/OUT.

**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): KM

Dated: 09.04.2024

**I agree the recommendation:**

Senior Planner

VAA

Dated: 10.04.24

<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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U0090938	Decision Drawing Numbers
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