

## Application reference: 24/1633/PDE HAMPTON WARD

Date application received	Date made valid	Target report date	8 Week date
27.06.2024	27.06.2024	08.08.2024	08.08.2024

**Site:**

10 Hatherop Road, Hampton, TW12 2RH,

**Proposal:**

Single storey rear extension, 5m in depth, 3m in height and 2.8m in height to eaves.

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

**APPLICANT NAME**

Mrs L Mills  
10 Hatherop Road  
Hampton  
TW12 2RH

**AGENT NAME**

Mr D Austin  
21 Clifton Avenue  
Stanmore  
HA7 2HR

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

**Consultations:**

**Internal/External:**

**Consultee**

**Expiry Date**

**Neighbours:**

9 Markhole Close, Hampton, TW12 2PW, - 01.07.2024

8 Hatherop Road, Hampton, TW12 2RH, - 01.07.2024

12 Hatherop Road, Hampton, TW12 2RH, - 01.07.2024

**History: Planning – Appeal – Enforcement – Building Control**Development Management

Status: PCO

Date:

Application: 24/1633/PDE

Single storey rear extension, 5m in depth, 3m in height and 2.8m in height to eaves.

Building Control

Deposit Date: 19.07.2024

Reference: 24/0877/IN

Address	10 Hatherop Road Hampton TW12 2RH
Proposal	Single storey rear extension, 5m in depth, 3m in height and 2.8m in height to eaves.
Contact Officer	Fariba Ismat
Target Determination Date	08/08/2024

## 1. INTRODUCTION

This application is of a nature where the Council's Constitution delegates the authority to make the decision to Officers rather than it being determined by the Planning Committee.

Before preparing this summary report the planning officer considered any relevant previous planning applications in relation to the development and considered any comments made by those interested in the application such as consultees with specialist knowledge and nearby residents.

By indicating that the development proposal complies with relevant Local Plan Policies, the planning officer has considered the information submitted with the application, any previous relevant applications, any comments received in connection with the application and any other case specific considerations which are material to the decision.

## 2. DESCRIPTION OF THE SITE AND RELEVANT PLANNING HISTORY

The application site is occupied by a two-storey semi-detached dwellinghouse located on the eastern side Hatherop Road within Hampton Village and is designated as follow.

Number of constraints: 11

Item Found	More Information
Area Susceptible to Groundwater Flood - Environment Agency	Superficial Deposits Flooding - >= 25% <50% - SSA Pool ID: 254
Article 4 Direction Basements	Article 4 Direction - Basements / Ref: ART4/BASEMENTS / Effective from: 18/04/2018
Community Infrastructure Levy Band	Low
Risk of Flooding from Surface Water 1 in 1000 chance - Environment Agency	RoFSW Extent 1 In 1000 year chance - SSA Pool ID: 13698
Risk of Flooding from Surface Water 1 in 1000 chance - Environment Agency	RoFSW Extent 1 In 1000 year chance - SSA Pool ID: 44258
Risk of Flooding from Surface Water 1 in 1000 chance - Environment Agency	RoFSW Extent 1 In 1000 year chance - SSA Pool ID: 47959
Surface Water Flooding (Area Less Susceptible to) - Environment Agency	
Take Away Management Zone	Take Away Management Zone
Village	Hampton Village
Village Character Area	Priory Road West - Area 10 Hampton Village Planning Guidance Page 37 CHARAREA09/10/01
Ward	Hampton Ward

**PLANNING HISTORY**

24/1633/PDE	Single storey rear extension, 5m in depth, 3m in height and 2.8m in height to eaves.	Under Consideration
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**3. DESCRIPTION OF THE PROPOSAL**

The proposal is for a single Storey Rear Extension (5.00m depth, 2.8m eaves height, 3m overall height).

**4. CONSULTATIONS CARRIED OUT**

The list of neighbours notified of this application are listed above.

One unsolicited letter of representation has been received from No. 4 (non-adjointing neighbour) with the following observations.

- The applicant has not described the materials to be used on the exterior of the proposed extension. If this application is agreed, it would be beneficial to the character of the area if the permission could specify that the exterior of the extension must be similar to the exterior of the existing house.

**4. ASSESSMENT AGAINST THE GPDO CRITERIA**

This application is for determination as to whether prior approval of a larger home extension is required. The determination is made in relation to the provisions of Class A of the Town and Country Planning (General Permitted Development) Order.

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, PA or Q of Part 3 of this Schedule (changes of use);	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	
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);	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	
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	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	
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	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	
E	The enlarged part of the dwellinghouse would extend beyond a wall which Forms the principal elevation of the original dwellinghouse; or Fronts a highway and forms a side elevation of the original dwellinghouse;	Yes <input type="checkbox"/>	No <input type="checkbox"/>	N/A
F	Subject to paragraph (g), The enlarged part of the dwellinghouse would have a single storey and-	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	

	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, Exceed 4 metres 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 have a single storey and - 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 Exceed 4 metres in height	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	
H	The enlarged part of the dwellinghouse would have more than a single storey and- (i) Extend beyond the rear wall of the original dwellinghouse by more than 3 meters, or (ii) Be within 7 meters of any boundary of the curtilage of the dwellinghouse being enlarged which is opposite the rear wall of that dwellinghouse	Yes <input type="checkbox"/>	No <input type="checkbox"/>	N/A
I	The enlarged part of the dwellinghouse would be within 2 meters of the boundary of the curtilage of the dwellinghouse, and the height of the eaves of the enlarged part would exceed 3 meters	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	N/A
J	The enlarged part of the dwellinghouse would extend beyond a wall forming a side elevation of the original dwellinghouse, and would- Exceed 4 meters in height, Have more than a single storey, or Have a width greater than half the width of the original dwellinghouse;	Yes <input type="checkbox"/>	No <input type="checkbox"/>	N/A
JA	Any total enlargement (being the enlarged part together with any existing enlargement of the original dwellinghouse to which it will be joined) exceeds or would exceed the limits set out in sub-paragraphs (e) to (j);	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	
K	It would consist of or include--- (i) The construction or provision of a verandah, 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.	Yes <input type="checkbox"/>	No <input type="checkbox"/>	N/A
L	The dwellinghouse is built under Part 20 of this Schedule (construction of new dwellinghouses).	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	

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,	Yes <input type="checkbox"/>	No <input type="checkbox"/>	N/A

	timber, plastic or tiles		<input type="checkbox"/>	<input checked="" type="checkbox"/>
B	The enlarged part of the dwellinghouse would extend beyond a wall forming a side elevation of the original dwellinghouse; or	Yes <input type="checkbox"/>	No <input type="checkbox"/>	N/A <input checked="" type="checkbox"/>
C	The enlarged part of the dwellinghouse would have more than a single storey and extend beyond the rear wall of the original dwellinghouse	Yes <input type="checkbox"/>	No <input type="checkbox"/>	N/A <input checked="" type="checkbox"/>
D	any total enlargement (being the enlarged part together with any existing enlargement of the original dwellinghouse to which it will be joined) exceeds or would exceed the limits set out in sub-paragraphs (b) and (c)	Yes <input type="checkbox"/>	No <input type="checkbox"/>	N/A <input checked="" type="checkbox"/>

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) must be of a similar appearance to those used in the construction of the exterior of the existing dwellinghouse	Yes <input checked="" type="checkbox"/> As indicated on Dwg. 10HR/P100 and confirmed in an email of 05/08/24.	No <input type="checkbox"/>	N/A <input type="checkbox"/>
B	Any upper-floor window located in a wall or roof slope forming a side elevation of the dwellinghouse must be obscure-glazed, and 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	Yes <input type="checkbox"/>	No <input type="checkbox"/>	N/A <input checked="" type="checkbox"/>
C	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, so far as practicable, be the same as the roof pitch of the original dwellinghouse	Yes <input type="checkbox"/>	No <input type="checkbox"/>	N/A <input checked="" type="checkbox"/>

## 5. CONSULTATIONS CARRIED OUT

Adjoining neighbours have been consulted on the application, and no objection has been received.

## 6. RECOMMENDATION

The prior approval of the Council is required and granted.

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### Submitted Drawings:

10HR/P100 Existing and Proposed Ground Floor Plan – Recd. 01/07/2024

10HR\_P100 Proposed Ground Floor Plan - Recd. 28/06/2024

Email confirming materials received 05/08/2024

**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): ...FIS.....

Dated: .....24/07/2024.....

I agree the recommendation: EL

Dated: 05/08/2024.....

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:
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<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**

<b>CONDITIONS</b>
<b>INFORMATIVES</b>