

Application reference: 24/1810/PDE EAST SHEEN WARD

Date application received	Date made valid	Target report date	8 Week date
13.07.2024	13.07.2024	24.08.2024	24.08.2024

Site:

12 Milton Road, East Sheen, London, SW14 8JR

Proposal:

Single-storey rear extension (4.35m depth, 3m eaves height, 4m overall height).

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

APPLICANT NAME

Lara Howells
12 Milton Road
East Sheen
London
SW14 8JR

AGENT NAME

Sean Currie
13 Creswick Road
Acton
London
W3 9HG

DC Site Notice: printed on and posted on and due to expire on**Consultations:****Internal/External:****Consultee****Expiry Date****Neighbours:**

Flat A,105 Sheen Lane,East Sheen,London,SW14 8AE, - 18.07.2024
105 Sheen Lane,East Sheen,London,SW14 8AE, - 18.07.2024
101 Sheen Lane,East Sheen,London,SW14 8AE, - 18.07.2024
103 Sheen Lane,East Sheen,London,SW14 8AE, - 18.07.2024
14 Milton Road,East Sheen,London,SW14 8JR, - 18.07.2024
10 Milton Road,East Sheen,London,SW14 8JR, - 18.07.2024

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

Status: PCO

Application:24/1793/PS192

Date:

Rear dormer loft conversion with 3 no. rooflights to the front roof slope.

Development Management

Status: PDE

Application:24/1810/PDE

Date:

Single-storey rear extension (4.35m depth, 3m eaves height, 4m overall height).

Building Control

Deposit Date: 13.03.2019

Install a gas-fired boiler

Reference: 19/FEN01445/GASAFE

Building Control

Deposit Date: 24.08.2019

Formation of structural opening between lounge and dining room.

Reference: 19/1413/BN

Official

Building Control

Deposit Date: 16.11.2023 Install replacement windows in a dwelling Install replacement door in a dwelling

Reference: 23/FEN02261/FENSA

Application Number	24/1810/PDE
Address	12 Milton Road, East Sheen, London, SW14 8JR
Proposal	Single-storey rear extension (4.35m depth, 3m eaves height, 4m overall height).
Contact Officer	Kerry McLaughlin

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.

By indicating that the development proposal complies with the relevant provisions of the Town and Country Planning (General Permitted Development) Order 2015 (as amended) the planning officer is taking into account the information submitted with the application and any previous relevant applications.

No information has been discovered revealing removal of permitted development rights, it is therefore understood that the property's permitted development rights are intact and there are no restrictive conditions or outstanding Enforcement notices covering the property.

2. DESCRIPTION OF THE SITE

The application property is a two-storey, terraced dwelling, located on the western side of Milton Road.

The application site is subject to the following planning constraints:

Area Susceptible to Groundwater Flood - Environment Agency	Superficial Deposits Flooding - >= 75% - SSA Pool ID: 1648
Article 4 Direction Basements	Article 4 Direction - Basements / Ref: ART4/BASEMENTS / Effective from: 18/04/2018
Critical Drainage Area - Environment Agency	Richmond Town Centre and Mortlake [Richmond] / Ref: Group8_004 /
Increased Potential Elevated Groundwater	GLA Drain London
Surface Water Flooding (Area Less Susceptible to) - Environment Agency	
Village	East Sheen Village
Village Character Area	Church Avenue / Vernon Road - Character Area 6 East Sheen Village Planning Guidance Page 27 CHARAREA05/06/01
Ward	East Sheen Ward

For information on the Article 4 Direction restricting permitted development rights for subterranean development under Class A, see: https://www.richmond.gov.uk/services/planning/conservation_and_urban_design/conservation_areas/article_4_directions/article_4_directions_basements

3. RELEVANT PLANNING HISTORY

The comprehensive list of planning history can be found above however the most relevant planning history is as follows:

There is no relevant planning history associated with the site.

4. AMENDMENTS

None.

5. 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:

Complies

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 checked="" type="checkbox"/>	No <input type="checkbox"/>
F	Subject to paragraph (g), The enlarged part of the dwellinghouse would have a single storey and- 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	See Para G	
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 checked="" type="checkbox"/>	No <input type="checkbox"/>
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"/>
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 checked="" type="checkbox"/>	No <input type="checkbox"/>
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 checked="" type="checkbox"/>	No <input type="checkbox"/>
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- **(Officer Note, all not applicable as the site is not on article 2(3) land)**

Complies			
A	It would consist of or include the cladding of any part of the exterior of the	Yes <input type="checkbox"/>	No <input type="checkbox"/> N/A <input checked="" type="checkbox"/>

	dwellinghouse with stone, artificial stone, pebble dash, render, timber, plastic or tiles			
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-

		Complies		
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"/>	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 enlargements 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

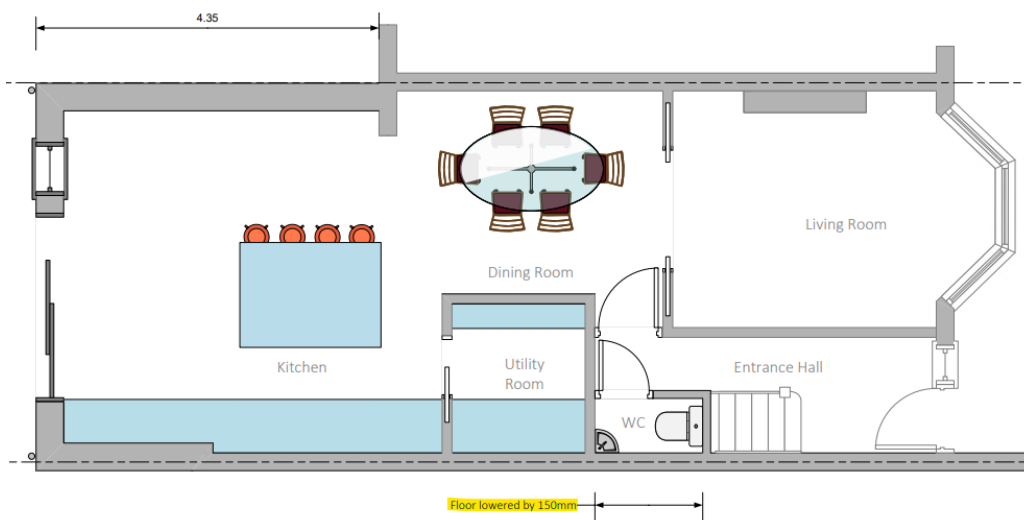
Adjoining neighbours have been consulted on the application, and no objections have been received.

Other Matters

The proposed drawings show lowering of the ground floor level, these works fall outside the scope of permitted development for a larger home extension, which allows for a single-storey rear extension only and therefore this assessment and decision notice does not cover the lowering of the floor level within the ground floor W/C.

The applicant is advised that the application site falls within the borough-wide Article 4 Direction (basements), effective from 18/04/2018. The direction “withdraws permitted development rights for subterranean development granted by Class A of Part 1 of Schedule 2 of the 2015 Order and the effect of the Direction is that permitted development rights for this type of development are withdrawn and that planning permission will therefore be required for the extension of private dwelling-houses consisting of the formation of basements, light-wells rooms, cellars or any other type of usable space or space complementing other useable space beneath a private dwelling-house or below ordinary ground level in proximity to a private dwelling-house”.

The effect of the Direction states that planning permission is required for basement and subterranean developments. The lowering and excavation of the floor level (as highlighted below) would entail the formation/alteration of useable space below ordinary ground level. The lowering of the ground level immediately adjacent to the dwellinghouse is also restricted by way of the Article 4 Direction.



6. RECOMMENDATION

The prior approval of the Council is not required for the development

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: 09.08.2024

I agree the recommendation:

Senior Planner
VAA
Dated: 09.08.24