

Application reference: 24/1757/PDE
FULWELL AND HAMPTON HILL WARD

Date application received	Date made valid	Target report date	8 Week date
10.07.2024	10.07.2024	21.08.2024	21.08.2024

Site:

14 Cross Street, Hampton Hill, Hampton, TW12 1RT

Proposal:

Single Storey Rear Extension (4.32m depth, 2.82m eaves height, 4.00m overall height).

APPLICANT NAME

Mrs M McKeivitt
14 Cross Street
Hampton Hill
Hampton
TW12 1RT

AGENT NAME

Mr Iacopo Sassi
9 Milton Road
Hampton
TW12 2LL

Neighbours:

4 Radcliffe Mews, Hampton Hill, Hampton, TW12 1LN, - 11.07.2024
5 Radcliffe Mews, Hampton Hill, Hampton, TW12 1LN, - 11.07.2024
3 Radcliffe Mews, Hampton Hill, Hampton, TW12 1LN, - 11.07.2024
6 Radcliffe Mews, Hampton Hill, Hampton, TW12 1LN, - 11.07.2024
16 Cross Street, Hampton Hill, Hampton, TW12 1RT, - 11.07.2024
12 Cross Street, Hampton Hill, Hampton, TW12 1RT, - 11.07.2024

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

Development Management

Status: PCO

Application: 24/1757/PDE

Date:

Single Storey Rear Extension (4.32m depth, 2.82m eaves height, 4.00m overall height).

Building Control

Deposit Date: 17.03.2003

Single storey rear glazed extension

Reference: 03/0481/BN

Building Control

Deposit Date: 25.05.2005

Installed a Gas Boiler

Reference: 07/97280/CORGI

Building Control

Deposit Date: 17.10.2007

5 Windows

Reference: 07/FEN01166/FENSA

Building Control

Deposit Date: 04.07.2011

Installed a Gas Fire

Reference: 11/FEN03029/GASAFE

Building Control

Deposit Date: 14.03.2023

Install replacement windows in a dwelling Install replacement door in a dwelling

Reference: 23/FEN00696/FENSA

Application Number	24/1757/PDE
Address	14 Cross Street Hampton Hill Hampton TW12 1RT
Proposal	Single Storey Rear Extension (4.32m depth, 2.82m eaves height, 4.00m overall height).
Contact Officer	GNI
Target Determination Date	21.08.24

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 site contains a two storey semi detached dwelling on the North West side of Cross Street.

The application site is situated within Hampton Hill Village and is designated as:

Area Susceptible To Groundwater Flood - Environment Agency (Superficial Deposits Flooding - >= 75% - SSA Pool ID: 212)
Article 4 Direction Basements (Article 4 Direction - Basements / Ref: ART4/BASEMENTS / Effective from: 18/04/2018)
Community Infrastructure Levy Band (Low)
Surface Water Flooding (Area Less Susceptible to) - Environment Agency ()
Surface Water Flooding (Area Less Susceptible to) - Environment Agency ()
Take Away Management Zone (Take Away Management Zone)
Village (Hampton Hill Village)
Village Character Area (Links View Road & eastern end of Park Road - Area 3 Hampton Hill Village Planning Guidance Page 21 CHARAREA10/03/01)
Ward (Fulwell and Hampton Hill Ward)

3. DESCRIPTION OF THE PROPOSAL AND ANY RELEVANT PLANNING HISTORY

The application proposes a single storey rear extension (4.32m depth, 2.82m eaves height, 4.00m overall height).

The comprehensive list of planning history can be found above.

Building Control

Deposit Date: 17.03.2003 Single storey rear glazed extension
Reference: 03/0481/BN

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:

		Complies	
A		Yes	No
	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);		

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	Ne
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	Ne
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	Ne
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	Ne
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		Subject to (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	Ne
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	Ne
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	Ne
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	Ne
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	Ne
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	Ne
L	The dwellinghouse is built under Part 20 of this Schedule (construction of new dwellinghouses).	Yes	Ne

A.2 In the case of a dwellinghouse on article 2(3) land, development is not permitted by Class A if-

		Complies		
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, timber, plastic or tiles	Yes	Ne	N/A
B	The enlarged part of the dwellinghouse would extend beyond a wall forming	Yes	Ne	N/A

	a side elevation of the original dwellinghouse; or			
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	No	N/A
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	No	N/A

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	No	N/A
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	No	N/A
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	No	N/A

5. CONSULTATIONS CARRIED OUT

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

6. RECOMMENDATION

The prior approval of the Council is required and granted.

The prior approval of the Council is granted 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):

Dated:

I agree the recommendation:

Team Leader/Head of Development Management/Principal Planner - EL

Dated: 19/08/2024.....

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:
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
