



PLANNING REPORT  
 Printed for officer by  
 Jeremy MacIsaac on 24 September  
 2024

**Application reference: 24/2064/PDE  
 MORTLAKE AND BARNES COMMON WARD**

Date application received	Date made valid	Target report date	8 Week date
14.08.2024	14.08.2024	25.09.2024	25.09.2024

**Site:**  
 58 Shalstone Road, Mortlake, London, SW14 7HR

**Proposal:**  
 Single storey rear extension (6m in depth, 3.2m in height and 3m 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**  
 Mr A Hakkaki  
 58 Shalstone Road  
 Mortlake  
 London  
 SW14 7HR

**AGENT NAME**  
 Mr Khalid Awan  
 Hill House  
 Roundhill Drive  
 Woking  
 GU22 8HW

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

**Consultations:**  
*Internal/External:*  
 Consultee

**Expiry Date**

**Neighbours:**

- 157 Lower Richmond Road, Mortlake, London, SW14 7HX, - 14.08.2024
- 151 Lower Richmond Road, Mortlake, London, SW14 7HX, - 14.08.2024
- 155 Lower Richmond Road, Mortlake, London, SW14 7HX, - 14.08.2024
- 153 Lower Richmond Road, Mortlake, London, SW14 7HX, - 14.08.2024
- 60 Shalstone Road, Mortlake, London, SW14 7HR, - 14.08.2024
- 56 Shalstone Road, Mortlake, London, SW14 7HR, -

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

Development Management

Status: REGPD Application: 24/1401/PDE  
 Date: 11/07/2024 Single storey rear extension 6m in depth, 3.2m in height and 3m in height to eaves.

Development Management

Status: GTD Application: 24/1539/PS192  
 Date: 13/08/2024 Rear dormer roof extension. Rooflights to front elevation

Development Management

Status: PCO Application: 24/2064/PDE  
 Date: Single storey rear extension (6m in depth, 3.2m in height and 3m in height to eaves)

Building Control

Deposit Date: 20.05.2024

Reference: 24/0608/IN

Loft conversion

<b>Application Number</b>	<b>24/2064/PDE</b>
<b>Address</b>	<b>58 Shalstone Road Mortlake London SW14 7HR</b>
<b>Proposal</b>	<b>Single storey rear extension (6m in depth, 3.2m in height and 3m in height to eaves)</b>
<b>Contact Officer</b>	<b>Jeremy Maclsaac</b>
<b>Target Determination Date</b>	<b>25/09/2024</b>

**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 subject site is a two-storey end of terrace dwellinghouse located on the North side of Shalstone Road.

The application site is designated as:

Area Benefiting Flood Defence - Environment Agency.	Areas Benefiting from Defences
Area Susceptible To Groundwater Flood - Environment Agency	Superficial Deposits Flooding - >= 75% - SSA Pool ID: 1491
Article 4 Direction Basements	Article 4 Direction - Basements / Ref: ART4/BASEMENTS / Effective from: 18/04/2018
Community Infrastructure Levy Band	Higher
Critical Drainage Area - Environment Agency	Richmond Town Centre and Mortlake [Richmond] / Ref: Group8_004 /
Floodzone 2	Tidal Models
Floodzone 3	Tidal Models
Increased Potential Elevated Groundwater	GLA Drain London
SFRA Zone 3a High Probability	Flood Zone 3
Surface Water Flooding (Area Less Susceptible to) - Environment Agency	
Surface Water Flooding (Area Susceptible to) - Environment Agency	
Village	Mortlake Village
Village Character Area	Kingsway and surrounds - Character Area 5 Mortlake Village Planning Guidance Page 25 CHARAREA03/05/01
Ward	North Richmond Ward

**3. DESCRIPTION OF THE PROPOSAL AND ANY RELEVANT PLANNING HISTORY**

Single storey rear extension 6m in depth, 3.2m in height and 3m in height to eaves.

The comprehensive list of planning history can be found above.

The scheme is a resubmission of 24/1401/PDE for Single storey rear extension 6m in depth, 3.2m in

height and 3m in height to eaves. This was refused as the developer had provided insufficient information to enable the authority to establish whether the proposed development complies with the conditions, limitations and restrictions applicable to development permitted by Class A which exceeds the limits in paragraph A.1(f) but is allowed by paragraph A.1(g) of Class A Part 1 Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) (GPDO).

#### 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	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	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
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-	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>

	Exceed 4 meters in height, Have more than a single storey, or Have a width greater than half the width of the original dwellinghouse;		
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 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-

		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 <input type="checkbox"/>	No <input type="checkbox"/>	N/A <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-

		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

1 letter of objection has been received. It can be summarized below:

- Excessive height
- Overpowering and obtrusive
- Loss of light

Under A.4 (7) ("Where any owner or occupier of any adjoining premises objects to the proposed development, the prior approval of the local planning authority is required as to the impact of the proposed development on the amenity of any adjoining premises."), the assessment against council policy with regard to neighbouring amenity is as follows.

When assessing neighbour amenity, the council's SPD on House Extensions and External Alterations set out that the effect of a single storey extension is usually acceptable if the projection is no further than 3m for a terraced property. Where a greater depth is proposed, the eaves should be reduced to 2.2m. However, the final test of acceptability will depend on the particular circumstances on site which may justify greater rear projection. For example, distances from the boundary and neighbouring properties.

56 Shalstone Road is extended. The proposed extension will comply with the above SPD guidance and so the scheme is not considered to be visually intrusive, overbearing or cause loss of light to this neighbour.

60 Shalstone Road is the adjoining neighbour. This property benefits from a single storey rear extension. The planning history for this extension indicates that it is approx. 3.1m in depth. The proposed development will thus be compliant with SPD advice that a projection of up to 3m past the neighbouring windows will be acceptable. The depth of the projection is such that the extension will not be visually intrusive, overbearing or cause a materially harmful of light to this neighbour. The northerly orientation of the extension is such that sunlight would not be impacted.

There is significant separation distance to properties to the rear such that their amenity will not be harmed.

**6. RECOMMENDATION**

**The prior approval of the Council is REQUIRED and 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): .....JMA.....

Dated: .....24.09.2024.....

**I agree the recommendation:**

This application has been subject to representations that are contrary to the officer recommendation. The Head of Development Management / South Area Team Manager has considered those representations and concluded that the application can be determined without reference to the Planning Committee in conjunction with existing delegated authority.

South Area Team Manager: .....ND.....

Official

Dated: .....24.09.2024.....