

DRAFT REPORT/DELEGATED DECISION SHEET

1/2

Ref: 04/1019/HOT

PLANNING PERMISSION/LISTED BUILDING CONSENT
CONSERVATION AREA CONSENT

Contact: Miss A Vedi

Extn.: 4574

Ward:

App Rec'd: 06/04/2004

APPLICANT: MR & MRS GILL

AGENT: ENGLISHAUS LTD

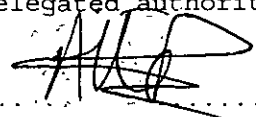
Site: 58 BROAD LANE

HAMPTON

★ Proposal: ERECTION OF SINGLE STOREY REAR EXTENSION, conversion of garage to habitable room and erection of front porch

changed on CAPS

* EH may direct	Full Planning
Decision by R.U.T.	Outline
Listed Building Consent	Other
C.A. Consent	Council Committee
RECOMMENDATION:	APPROVE/ CONSENT REFUSE OTHER ENFORCEMENT/ COURT ACTION

Prepared by Date:	A. Vedi 1/6/04	Submitted for decision by	PLANNING AND TRANSP COMMITTEE	PLANNING SUB-COMTEE	DELEGATED POWERS
TEAM LEADER	Agreed	Date:	Date:	Date:	Date:
PPO	Agreed	Application dealt with under delegated authority by			
Date:		 on: 1/6/04			

Visit neighbouring property YES / NO DATE:

CONTINUED ...

THE FOLLOWING PROPERTIES WERE CONSULTED ON :

The Occupier, Elgin Lodge, Marlborough Road, Hampton TW12,
The Occupier, 56 Broad Lane, Hampton, TW12,
The Occupier, 60 Broad Lane, Hampton, TW12,

THE FOLLOWING PROPERTIES WERE CONSULTED AT APPEAL STAGE

STANDARD CONSULTATIONS WHERE APPLICABLE CAN BE SEEN AT THE END OF THIS REPORT

DEVELOPMENT PLAN POLICIES

UDP _____ Specify

Supplementary Planning Guidance _____
Conservation Area Study/Proposal _____
Conservation Area Description: _____
Conservation Area Number: []
Listed Building Grade: []
Conflict with Development Plan: _____
Building of Townscape Merit: _____ Tick
Tree Preservation Order No.: _____
Advertised: []
Site Notice: []
CAAG: []
Metropolitan Open Land: _____
Area of Mixed Use: _____
Key Shopping Frontage: _____ Tick
Secondary Shopping Frontage: _____ &
Archaeological Priority Zone: _____ Specify

_____ Other

PRESENT USE (If vacant previous use if commercial give name)

SFD.

- 2 storey semi, staggered + splayed
- property has 2 storey side ext + s/s rear ext
approved under 81/1229.
- proposal involves demo of sm existing s/s conservatory

OFFICER'S REPORT (to include the following information)Site and Proposal.
History(v) Local Amenity groups
Amendments

- + erection of lg s/s ext, almost full width.
- W'd measure 2m on boundary, then corner splayed as with other corner. Overall max depth of approx 3-5m
- materials to match existing.
- Integral garage to be converted to room, new window added to former garage door opening.
- New porch also proposed adjoining having also tiled roof over both.
- No Reps rec'd
- Amendments — original consults carried out incorrectly as app property identified as No. 60. New consults sent.
- Agent sent amended form inc reference to all works. Also proposed front elevation sent.
- No objection to garage conversion as sufficient parking on frontage. New porch also acceptable, acceptably scaled + designed.
- S/s rear ext compliant with SPG - 2m on boundary with splay. Set inside other boundary + altho this house is staggered + sited further rearwards than No. 56, ext will be set off boundary by 1-9m.

Public & other representations

- (i) Stat./Official bodies
- (ii) C.A.A.C
- (iii) Councillors
- (iv) Adj. residents

Reconsultation

- Professional comments
- Background Papers

As such pp justified.