

Sutton Council London Borough  
Environment, Housing and Neighbourhoods,  
London Borough of Sutton,  
Civic Offices,  
St Nicholas Way,  
SM1 1EA

3<sup>rd</sup> November 2023

Dear Environment, Housing and Neighbourhoods,

**90 Stoneleigh Avenue, Worcester Park KT4 8Y**  
**Application for notification of prior approval for a rear extension**  
**Schedule 2, Part 1 Class A of the Town and Country Planning (General Permitted**  
**Development) (England) Order 2015 (as amended)**  
**Planning Portal Ref:**

This application relates to the proposal for a single storey rear extension projecting from the rear of the original house at 90 Stoneleigh Avenue, Worcester Park by 6m. The application is supported by the following drawings:

<b>Proposed Elevations and Sections</b>	<b>23_90SA_012</b>
<b>Proposed Ground and First Floor Plans</b>	<b>23_90SA_010</b>
<b>Site Location Plan</b>	

### **Site and Surroundings**

The site comprises a two storey, end of terrace dwelling located on the west side of Stoneleigh Avenue. The dwelling is not located within a conservation area and is not listed.

### **The Proposals**

The application proposes a single storey extension that extends across the rear elevation of the existing dwelling which steps from 3m in depth to 6m in depth. The height of the extension will be 3m to a flat roof level. The materials proposed for the extension will match those of the existing dwelling.

### **Permitted Development Legislation**

The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) Schedule 2 Part 1 Class A – enlargement, improvement or other alteration of a dwellinghouse (herein referred to as the 'Order') that such a proposal is permitted development unless it falls within the following:

**A1(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);

**A1(b)** as a result of the work 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

**A1(c)** the height of the part of the dwelling house enlarged, improved or altered would exceed the height of the highest part of the roof of the existing dwellinghouse

**A1(d)** the height of the eaves of the part of the dwelling house enlarged, improved or altered would exceed the height of the eaves of the existing dwellinghouse

**A1(e)** the enlarged part of the dwellinghouse would extend beyond a wall which –

- (i) forms the principal elevation of the original dwellinghouse; or
- (ii) fronts a highway and forms a side elevation of the original dwellinghouse

**A1(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

- (i) extend beyond the rear wall of the original dwellinghouse by more than 8 metres (detached dwellinghouse) or 6 metres (other dwellinghouse), or
- (ii) exceed 4 metres in height

**A1(i)** if the proposed extension is within 2m of the boundary of the curtilage of the dwellinghouse, the height of the eaves would exceed 3 metres

**A1(j)** the enlarged part of the dwellinghouse would extend beyond a wall forming a side elevation of the original dwellinghouse and would not –

- (i) exceed 4 metres in height
- (ii) have more than one storey or
- (iii) have a width greater than half the width of the original dwellinghouse

**A1(ja)** the 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)

**A1(k)** it would consist of or include –

- (i) the construction or provision of a veranda, balcony or raised platform
- (ii) the installation, alteration or replacement of a microwave antenna or
- (iii) the installation, alteration or replacement of chimney, flue or soil and vent pipe
- (iv) an alteration to any part of the roof of the dwellinghouse; or

**A1(l)** the dwellinghouse has not been built under Part 20 of this Schedule (construction of new dwellinghouses).

**A.3** Development is permitted by Class A subject to the following conditions—

**A3(a)** the materials used in any exterior work (other than materials used in the construction of a conservatory) shall be of a similar appearance to those used in the construction of the exterior of the existing dwellinghouse

**A3(b)** any upper floor window located in a wall or roof slope forming a side elevation of the dwellinghouse shall be –

- (i) obscure glazed and
- (ii) 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;

The proposed development falls within the tolerances of paragraph (g) of Class A of the GPDO as the proposed extension would project no more than 6m in length beyond the rear wall of the original dwellinghouse and would not exceed 4m in height.

The proposed extension is considered to comply with the remainder of the conditions, limitations and restrictions applicable to development permitted by Class A.

### **Summary**

By virtue of the provisions defined within Schedule 2, Part 1 Class A of the 'Order' this application seeks a proposed extension of the existing dwelling.

It is considered that this submission and accompanying drawings fully addresses the requirements set out within the order under Class A and prior approval should be approved.

Yours sincerely

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