

Application Description

Application to determine if prior approval is required for a proposed: Larger Home Extension The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) - Schedule 2, Part 1, Class A

Location : 3 The Mall Surbiton KT6 4EH

Householders wishing to build a larger extension have to notify the local planning authority about the proposed extension and the local planning authority must give adjoining neighbours notice of the proposals and the opportunity to object. Works cannot commence until the local planning authority notifies the householder that no prior approval is required, or gives prior approval, or 42 days have passed without any decision by the local planning authority.

Single-storey extensions that do not extend beyond the rear of the original house by more than 4 metres of a detached house, or by more than 3 metres in any other case, (as set out in paragraph (f) above) are not subject to a neighbour consultation scheme.

Measurement of the extension beyond the rear wall should be made from the base of the rear wall of the original house to the outer edge of the wall of the extension (not including any guttering or barge boards).

Previous application was refused for the following reason;

1. The proposed extension and total enlargement would extend beyond a wall forming a side elevation of the original dwellinghouse, and would have a width greater than half the width of the original dwellinghouse.

The proposed development would therefore not fall within the parameters of Class A.1 (j) (iii) and (ja) of Class A of Part 1 of Schedule 2 to the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).

The scheme has been amended by removing the existing single storey extension back to line of original dwelling. The proposal now complies with Class A.1 (j) (iii) and (ja)

Class A – enlargement, improvement or other alteration of a dwellinghouse
Permitted Development

A.1 Development is not permitted by Class A if—

a) has permission to use the dwellinghouse as a dwellinghouse been granted only by virtue of Class G, M, MA, N, P, PA or Q of Part 3 of this Schedule (changes of use); **complies -see accompanying drawing**

(b) as a result of the works, will the total area of ground covered by buildings within the curtilage of the dwellinghouse (other than the original dwellinghouse) exceed 50% of the total area of the curtilage (excluding the ground area of the original dwellinghouse); **complies -see accompanying drawing**

(c) will the height of the part of the dwellinghouse enlarged, improved or altered exceed the height of the highest part of the roof of the existing dwellinghouse; **complies -see accompanying drawing**

(d) will the height of the eaves of the part of the dwellinghouse enlarged, improved or altered exceed the height of the eaves of the existing dwellinghouse;
complies -see accompanying drawing

(e) will the enlarged part of the dwellinghouse 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;
complies -see accompanying drawing

(f) subject to paragraph (g), will the enlarged part of the dwellinghouse have a single storey and—
(i) 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, or
(ii) exceed 4 metres in height; **N/A**

(g) for a dwellinghouse not on article 2(3) land nor on a site of special scientific interest, will the enlarged part of the dwellinghouse have a single storey and—

(i) 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
(ii) exceed 4 metres in height;
complies -see accompanying drawing

(h) will the enlarged part of the dwellinghouse have more than a single storey and—

(i) extend beyond the rear wall of the original dwellinghouse by more than 3 metres, or
(ii) be within 7 metres of any boundary of the curtilage of the dwellinghouse being enlarged which is opposite the rear wall of that dwellinghouse;
N/A

(i) will the enlarged part of the dwellinghouse be within 2 metres of the boundary of the curtilage of the dwellinghouse, and the height of the eaves of the enlarged part would exceed 3 metres; **complies -see accompanying drawing**

(j) will the enlarged part of the dwellinghouse extend beyond a wall forming a side elevation of the original dwellinghouse, and—

(i) exceed 4 metres in height,
(ii) have more than a single storey, or
(iii) have a width greater than half the width of the original dwellinghouse;
complies -see accompanying drawing

(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);

complies -see accompanying drawing

(k) it will 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;

complies -see accompanying drawing

or

(l) the dwellinghouse is built under Part 20 of this Schedule (construction of new dwellinghouses).

N/A

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

(a) it will 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;

(b) the enlarged part of the dwellinghouse would extend beyond a wall forming 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.

(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).

N/A

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

(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; complies -see accompanying drawing

(b) any upper-floor window located in a wall or roof slope forming a side elevation of the dwellinghouse must 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;

N/A

And

(c) where the enlarged part of the dwellinghouse has more than a single storey, or forms an upper storey on an existing enlargement 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.

N/A

Further Conditions in A4 relate to procedure for applications

These procedures have been carried out

A4(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.

It is general good practice to demonstrate that there are no significant impacts on adjoining neighbouring amenity

To that effect the proposal complies with this Class's conditions and limitations in terms of sizing and bulk.

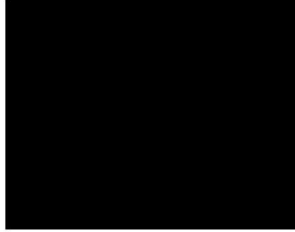
A standard rule for loss of daylight and sunlight is the 45 degree rule.

This is shown on the accompanying drawing to show that the neighbouring properties are not significantly impacted in this respect, because the drawn 45 degree lines demonstrate that the proposal does not impose on them and is therefore within acceptable parameters

In accordance with the requirements of the NPPF for the Planning Authority to engage with the applicant or their Agent should there be any queries or requirement for additional information, it is respectfully requested that the Planning Authority contact the Agent of the Applicant when this arises.

In Conclusion

This application complies with the conditions and limitations of Schedule 2 Part 1 Class A of the General Permitted Development Order 2015 as amended and it is requested that it be approved



Colin Smith – Agent for the Applicant