

**Planning and Building Control**

Southwark Council, Planning, PO Box 64529, London, SE1P 5LX

email: [planning.applications@southwark.gov.uk](mailto:planning.applications@southwark.gov.uk)web: [southwark.gov.uk/planning-and-building-control](http://southwark.gov.uk/planning-and-building-control)

phone: 02075 255 403



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

**Publication of applications on planning authority websites**

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

**Site Location**

**Disclaimer:** We can only make recommendations based on the answers given in the questions.

If you cannot provide a postcode, the description of site location must be completed. Please provide the most accurate site description you can, to help locate the site - for example "field to the North of the Post Office".

Number	<input type="text" value="28"/>
Suffix	<input type="text"/>
Property Name	<input type="text"/>
Address Line 1	<input type="text" value="Dulwich Wood Avenue"/>
Address Line 2	<input type="text"/>
Address Line 3	<input type="text" value="Southwark"/>
Town/city	<input type="text" value="London"/>
Postcode	<input type="text" value="SE19 1HD"/>

Description of site location must be completed if postcode is not known:

Easting (x)	<input type="text" value="533407"/>	Northing (y)	<input type="text" value="171424"/>
-------------	-------------------------------------	--------------	-------------------------------------

Description

## Applicant Details

### Name/Company

Title

Mrs

First name

Thahira

Surname

Rela

Company Name

### Address

Address line 1

28 Dulwich Wood Avenue

Address line 2

Address line 3

Town/City

London

County

Southwark

Country

Postcode

SE19 1HD

Are you an agent acting on behalf of the applicant?

Yes

No

### Contact Details

Primary number

\*\*\*\*\* REDACTED \*\*\*\*\*

Secondary number

Fax number

Email address

## Agent Details

### Name/Company

Title

First name

Surname

Company Name

### Address

Address line 1

Address line 2

Address line 3

Town/City

County

Country

Postcode

## Contact Details

Primary number

\*\*\*\*\* REDACTED \*\*\*\*\*

Secondary number

Fax number

Email address

\*\*\*\*\* REDACTED \*\*\*\*\*

## Eligibility

Permitted development rights are subject to conditions set by legislation to ensure that only appropriate proposals are eligible. The need to apply to the Local Planning Authority to see if prior approval is required is one such condition.

**Important** - Please note that:

- This application is specifically for a 'larger' single storey rear extension to a house, and the questions below are particular to determining the eligibility of proposals for this extension type.
- Other kinds of home extensions do not use this 'prior approval' process and should not be applied for using this type of application.
- There are additional permitted development conditions that apply to all home extensions which are not covered in the questions below, [they can be reviewed in our common projects section](#). If your proposals do not meet these conditions, it is advisable not to continue with this application.

Please indicate the type of dwellinghouse you are proposing to extend

- Detached  
 Other

Will the extension be:

- a single storey;
- no more than 4 metres in height (measured externally from the natural ground level); and
- extend beyond the rear wall of the original dwellinghouse (measured externally) by over 4 but no more than 8 metres.

Note that where the proposed extension will be joined to an existing extension, the measurement must represent the total enlargement (i.e. both the existing and proposed extensions) to the original dwellinghouse.

- Yes  
 No

Is the dwellinghouse to be extended within any of the following:

- a conservation area;
- an area of outstanding natural beauty;
- an area specified by the Secretary of State for the purposes of enhancement and protection of the natural beauty and amenity of the countryside;
- the Broads;
- a National Park;
- a World Heritage Site;
- a site of special scientific interest;

- Yes  
 No

## Description of Proposed Works

Please describe the proposed single-storey rear extension

Prior Approval permission is sought for a single storey extension at the rear of the property. The aim is that the extension will improve the internal layout of the house, by creating an additional space that makes use of views into the garden, form an attractive architectural addition to the property and respect the character of the existing Victorian building. To this end, the following design considerations have been included within the scheme:

- The modestly sized extension will be subservient to the original building, with materials to match – walls constructed from yellow London stock brickwork and painted timber double glazed windows.
- The extension includes a glazed pitched and hipped roof, respecting the fact that the original roof of the house is both pitched and hipped.
- The extension is restricted to the size of the existing rear terrace structure – projecting out from the rear wall of the house by 5.4m – with the intention that the extension will be constructed with the terrace structure as a base.
- The height of the extension is restricted to 3m at the eaves.
- It is believed that the existing property is of such a scale and distance from surrounding properties and the height and projection of the proposed extension means that there will be no loss of amenity to neighbouring properties.

## Measurements

Please provide the measurements as detailed below.

Where the proposed extension will be joined to an existing extension, the measurements provided must be in respect to the total enlargement (i.e. both the existing and proposed extensions) to the original dwellinghouse.

How far will the extension extend beyond the rear wall of the original dwellinghouse (in metres, measured externally)

5.40	metres
------	--------

What will be the maximum height of the extension (in metres, measured externally from the natural ground level)

4.00	metres
------	--------

What will be the height at the eaves of the extension (in metres, measured externally from the natural ground level)

3.00	metres
------	--------

## Adjoining premises

Please provide the full addresses of all adjoining premises to the house you are proposing to extend. This should include any premises to the side/front/rear, even if they are not physically 'attached'

**House name:**

**Number:**

26

**Suffix:**

**Address line 1:**

Dulwich Wood Avenue

**Address Line 2:**

**Town/City:**

London

**Postcode:**

SE19 1HD

**House name:**

**Number:**

28

**Suffix:**

A

**Address line 1:**

Dulwich Wood Avenue

**Address Line 2:**

**Town/City:**

London

**Postcode:**

SE19 1HD

## Site information

**Please note:** This question is specific to applications within the Greater London area.

The Mayor can request relevant information about spatial planning in Greater London under [Section 346 of the Greater London Authority Act 1999](#).

[View more information on the collection of this additional data and assistance with providing an accurate response.](#)

## Title number(s)

Please add the title number(s) for the existing building(s) on the site. If the site has no title numbers, please enter "Unregistered".

**Title Number:**

28E

## Energy Performance Certificate

Do any of the buildings on the application site have an Energy Performance Certificate (EPC)?

Yes

No

## Further information about the Proposed Development

**Please note:** This question is specific to applications within the Greater London area.

The Mayor can request relevant information about spatial planning in Greater London under [Section 346 of the Greater London Authority Act 1999](#).

[View more information on the collection of this additional data and assistance with providing an accurate response.](#)

What is the Gross Internal Area to be added to the development?

15.00

square metres

Number of additional bedrooms proposed

0

Number of additional bathrooms proposed

0

## Development Dates

**Please note:** This question is specific to applications within the Greater London area.

The Mayor can request relevant information about spatial planning in Greater London under [Section 346 of the Greater London Authority Act 1999](#).

[View more information on the collection of this additional data and assistance with providing an accurate response.](#)

When are the building works expected to commence?

03/2024



When are the building works expected to be complete?

06/2024



## Vehicle Parking

**Please note:** This question contains additional requirements specific to applications within Greater London.

The Mayor can request relevant information about spatial planning in Greater London under [Section 346 of the Greater London Authority Act 1999](#).

[View more information on the collection of this additional data and assistance with providing an accurate response.](#)

Does the site have any existing vehicle/cycle parking spaces or will the proposed development add/remove any parking spaces?

Yes

No

Please provide the number of existing and proposed parking spaces.

**Vehicle Type:**

Cars

**Existing number of spaces:**

2

**Total proposed (including spaces retained):**

2

**Difference in spaces:**

0

Please note that car parking spaces and disabled persons parking spaces should be recorded separately unless its residential off-street parking which should include both.

## Declaration

I/We hereby apply for Prior Approval: Larger home extension as described in the questions answered, details provided, and the accompanying plans/drawings and additional information.

I/We confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them.

I/We also accept that, in accordance with the Planning Portal's terms and conditions:

- Once submitted, this information will be made available to the Local Planning Authority and, once validated by them, be published as part of a public register and on the authority's website;
- Our system will automatically generate and send you emails in regard to the submission of this application.

I / We agree to the outlined declaration

Signed

Chris Scott

Date

09/01/2024

Amendments Summary

I have replaced the reference to 'flat', in the description of the works, with a reference to a 'house'; 28 Dulwich Wood Avenue is a house not a flat