LIST OF RECOMMENDATIONS UNDER DELEGATED POWERS 10/08/2015

Reference No: HGY/2015/1957

Ward:

Date received: 08/07/2015

Last amended date: NA

Drawing number of plans: CPR.119.EX.01

Address: 119 Craven Park Road N15 6BP

Proposal: Erection of single storey extension which extends beyond the rear wall of the original house by 5m, for which the maximum height would be 3m and for which the height of the eaves would be 3m

Applicant: Mr Yakov Levy

Ownership: Private

Officer contact: Robbie McNaugher

RECOMMENDATION

PRIOR APPROVAL NOT REQUIRED

RESPONSES

No objection from 121 Craven Park Road

RELEVANT PLANNING LEGISLATION

Schedule 2, Part 1, Class A of the Town and Country Planning (General Permitted Development) Order 1995 (as amended) sets out the requirements for permitted development in respect of the enlargement, improvement or other alteration of a dwelling house.

ANALYSIS/ASSESSMENT OF THE APPLICATION

Any proposal which exceeds the limits in paragraph A.1(e) but is allowed by paragraph A.1(ea) of Schedule 2, Part 1, Class A of the Town and Country Planning (General Permitted Development) Order 1995 (as amended) must not be in a Conservation Area and must comply with the conditions set out in A.4 of the 2013 amendment.

Before beginning the development the developer shall provide the following information to the local planning authority:

Requirement	Comment	Complies
a written description of the proposed development including— (i) how far the enlarged part of the	5 metre depth, 3 metre	Yes

dwellinghouse extends beyond the rear wall of the original dwellinghouse (ii) the maximum height of the enlarged part of the dwellinghouse; and (iii) the height of the eaves of the enlarged part of the dwellinghouse;	height, 3 metre eaves	
(b) a plan indicating the site and showing the proposed development		Yes
(c) the addresses of any adjoining premises;	121 Craven Park Road 2 Grovelands Road	Yes
(d) the developer's contact address; and (e) the developer's email address if the developer is content to receive communications electronically.		Yes

If an objection is received within 21 days, the Local Planning Authority must make a judgement as to whether there will be an impact on amenity from the proposed extension. If the LPA considers that there will be an impact, then they have to send a notice to the owner stating that prior approval is required, and that it is refused. This has to be done within 42 days (6 weeks) of receipt of the application. If it is not sent to the applicant within 42 days, then it is deemed that the proposal is acceptable.

In this particular instance no objections are raised and as such the prior approval of the Local Planning Authority is not required.

CIL APPLICABLE

NA

RECOMMENDATION

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For the following reason(s)

The determination of this applications for prior approval is carried out under the Town and Country Planning (General Permitted Development Order) 1995 as amended (in particular by the Town and Country Planning (General Permitted Development) (Amendment) (England) Order 2013) and as no objections are raised the prior approval of the Local Planning Authority is not required.

INFORMATIVE: THAMES WATER

In order to protect public sewers and to ensure that Thames Water can gain access to those sewers for future repair and maintenance, approval should be sought from Thames Water where the erection of a building or an extension to a building or underpinning work would be over the line of, or would come within 3 metres of, a public sewer. Thames Water will usually refuse such approval in respect of the construction of new buildings, but

approval may be granted in some cases for extensions to existing buildings. The applicant is advised to contact Thames Water Developer Services on 0800 009 3921 to discuss the options available at this site.