

Officer's Report

Application Number	HGY/2022/4329
Type	Lawful development: Proposed use
Location	27 Warner Road, Hornsey, London, N8 7HB
Proposal	Single storey rear extension (Certificate of Lawfulness).
Case Officer	Emily Whittredge
Valid Date	06/12/2022
Applicant	Mr & Mrs Most
Agent	Mr David Blacker

RECOMMENDATION

Permitted Development

1. Site Description

The site contains a two-storey semi-detached dwelling on the west side of Warner Road. The site does not fall within a conservation area and does not relate to a listed building.

2. Details of Proposal

This is an application for a certificate of lawfulness for a single storey rear extension, following the approval of an application for a larger home extension under prior notification (ref. HGY/2022/2812).

3. Relevant Planning Legislation

The application has been made under section 192 of the Town and Country Planning Act 1990 and relevant amendments. This not a planning application but instead the applicant seeks confirmation that the proposed development is lawful. As such, the impact of the proposed development of the neighbour's amenities or the character of the area cannot be taken into consideration for this submission.

4. Analysis/Assessment of the Application

A certificate of lawfulness for a rear extension can be issued if the proposal meets all the criteria under The Town and Country Planning (Generally Permitted Development) (England) Order 2015 – Part 1, Class A 'development within the curtilage of a dwellinghouse'

Class A.1. Requirement (a) permission to use the dwellinghouse as a dwellinghouse has not been granted only by virtue

of Class M, N, P or Q of Part 3 of this Schedule (changes of use)

Comment Permission has not been granted by virtue of these classes

Complies Yes

Class A.1. Requirement b) The extension will not exceed more than 50% of the total curtilage of the site.

Complies Yes

Class A.1. Requirement c) The height of the part of the dwellinghouse enlarged, improved or altered would not exceed the height of the highest part of the roof of the existing dwellinghouse.
Complies Yes

Class A.1. Requirement d) The height of the eaves of the part of the dwellinghouse enlarged, improved or altered would not exceed the height of the eaves of the existing dwellinghouse.
Complies Yes

Class A.1. Requirement e) The enlarged part of the dwellinghouse would not extend beyond a wall which—
(i) fronts a highway, and
(ii) forms either the principal elevation or a side elevation of the original dwellinghouse
Complies Yes

Class A.1. Requirement f) The enlarged part of the dwellinghouse would have a single storey and would not —
(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.
Complies N/A- See requirement (g) -

Class A.1. Requirement (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 would not—
(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
Comment Prior notification for this development was approved under application ref. HGY/2022/2812. **Complies** Yes

Class A.1. Requirement h) The enlarged part of the dwellinghouse would have more than one storey and—
(i) does not extend beyond the rear wall of the original dwellinghouse by more than 3 metres, or
(ii) would not be within 7 metres of any boundary of the curtilage of the dwellinghouse opposite the rear wall of the dwellinghouse.
Complies Yes

Class A.1. Requirement i) The enlarged part of the dwellinghouse would be within 2 metres of the boundary of the curtilage of the dwellinghouse, and the height of the eaves of the enlarged part would not exceed 3 metres
Complies Yes

Class A.1. Requirement 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
(ii) have a width greater than half the width of the original dwellinghouse
Complies Yes

Class A.1. Requirement k) It would not 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,
(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 Yes

Class A.1. Requirement A.2. In the case of a dwellinghouse on article 2(3) land, development is not permitted by Class A if—

(a) it would 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 one storey and extend beyond the rear wall of the original dwellinghouse.

Comment The dwellinghouse is not on article 2(3) land. **Complies** Yes

Development is permitted by Class A subject to the following conditions:

A.3. Conditions (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.

Comment The applicant has confirmed that the external materials shall be of a similar appearance to those used in the construction of the exterior of the existing dwellinghouse.

A.3. Conditions (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;

Comment The development does not have an upper floor.

A.3. Conditions (c) Where the enlarged part of the dwellinghouse has more than one storey, the roof pitch of the enlarged part shall, so far as practicable, be the same as the roof pitch of the original dwellinghouse.

Comment N/A

5. CIL Applicable

The increase in internal floor area would not exceed 100sqm and therefore the proposal is not liable for the Major's CIL charge.

6. Summary and Conclusion

The proposed development constitutes permitted development by virtue of Schedule 2, Part 1, Class A of the Town and Country Planning (General Permitted Development) Order 2015 and is considered to be lawful.

7. RECOMMENDATION

Grant Certificate