

DELEGATED DECISION

- Please select each of the categories that enables this application to be determined under delegated powers
 - Criteria 1 to 5 or criteria 7 to 9 must be addressed for all categories of application, except for applications for Certificates of Lawfulness, etc.

APPROVAL RECOMMENDED: GENERAL

Select Option

- | | |
|--|--------------------------|
| 1. No valid planning application objection in the form of a petition of 20 or more signatures, has been received | ☐ |
| 2. Application complies with all relevant planning policies and is acceptable on planning grounds | ☐ |
| 3. There is no Committee resolution for the enforcement action | ☐ |
| 4. There is no effect on listed buildings or their settings | ☐ |
| 5. The site is not in the Green Belt (but see 11 below) | ☐ |

REFUSAL RECOMMENDED: GENERAL

- | | |
|--|--------------------------|
| 6. Application is contrary to relevant planning policies/standards | ☐ |
| 7. No petition of 20 or more signatures has been received | ☐ |
| 8. Application has not been supported independently by a person/s | ☐ |
| 9. The site is not in Green Belt (but see 11 below) | ☐ |

RESIDENTIAL DEVELOPMENT

- | | |
|--|--------------------------|
| 10. Single dwelling or less than 10 dwelling units and/or a site of less than 0.5 ha | ☐ |
| 11. Householder application in the Green Belt | ☐ |

COMMERCIAL, INDUSTRIAL AND RETAIL DEVELOPMENT

- | | |
|--|--------------------------|
| 12. Change of use of retail units on site less than 1 ha or with less than 1000 sq m other than a change involving a loss of A1 uses | ☐ |
| 13. Refusal of change of use from retail class A1 to any other use | ☐ |
| 14. Change of use of industrial units on site less than 1 ha or with less than 1000sq.m. of floor space other than to a retail use. | ☐ |

CERTIFICATE OF LAWFULNESS

- | | |
|---|--------------------------|
| 15. Certificate of Lawfulness (for proposed use or Development) | ☐ |
| 16. Certificate of Lawfulness (for existing use or Development) | ☐ |
| 17. Certificate of Appropriate Alternative Development | ☐ |

CERTIFICATE OF LAWFULNESS

- | | |
|---|--------------------------|
| 18. ADVERTISEMENT CONSENT (excluding Hoardings) | ☐ |
| 19. PRIOR APPROVAL APPLICATION | ☐ |
| 20. OUT-OF-BOROUGH OBSERVATIONS | ☐ |
| 21. CIRCULAR 18/84 APPLICATION | ☐ |
| 22. CORPSEWOOD COVENANT APPLICATION | ☐ |
| 23. APPROVAL OF DETAILS | ☐ |
| 24. ANCILLARY PLANNING AGREEMENT (S.106 or S.278) where Heads of Terms have already received Committee approval | ☐ |
| 25. WORKS TO TREES | ☐ |
| 26. OTHER (please specify) | ☐ |

The delegation powers schedule has been checked. Interim Director of Planning, Regeneration & Public Realm can determine this application.

Case Officer

Signature:

Date:

A delegated decision is appropriate and the recommendation, conditions/reasons for refusal and informatives are satisfactory.

Team Manager:

Signature:

Date:

The decision notice for this application can be issued.

Director / Member of Senior Management Team:

Signature:

Date:

NONE OF THE ABOVE DATES SHOULD BE USED IN THE PS2 RETURNS TO THE ODPM

Report of the Interim Director of Planning, Regeneration & Public Realm

Address BRIDGE HOUSE, 1A BRIDGE WAY ICKENHAM

Development: Erection of single storey side extension (Application for a Certificate of Lawful Development for a Proposed Development)

LBH Ref Nos: 43797/APP/2022/1764

Drawing Nos: Existing Ground and First Floor Plans
Proposed Front, Sides and Rear Elevations
Site Location Plan
Proposed Ground and First Floor Plans
Existing Front, Sides and Rear Elevations

Date Plans Received: 30/05/2022 **Date(s) of Amendment(s):** 28/05/2022

Date Application Valid: 17/06/2022

1. RECOMMENDATIONS

1.1 Recommendations

That a certificate of lawful use or development be **REFUSED** for the proposed development described above in respect of the land edged red on the attached plans for the following reasons:

The proposed development does not constitute permitted development by virtue of the provisions of paragraph A.1(e)(ii), Class A, Part 1, Schedule 2, Article 3 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) because the proposed single storey side extension would extend beyond a wall which fronts a highway and forms a side elevation of the original dwellinghouse.

This determination is based on your submitted plans. All measurements are taken from existing ground level.

The proposed development does not constitute permitted development by virtue of the provisions of paragraph A.1(i), Class A, Part 1, Schedule 2, Article 3 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) because the submitted drawings are not to scale, which means that insufficient information has been provided to demonstrate that the proposed single storey side extension would not be within 2 metres of the boundary of the curtilage of the dwellinghouse and have an eaves height that would exceed 3 metres.

This determination is based on your submitted plans. All measurements are taken from existing ground level.

The proposed development does not constitute permitted development by virtue of the provisions of paragraph A.1(j)(i)(iii), Class A, Part 1, Schedule 2, Article 3 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) because the submitted drawings are not to scale, which means that insufficient information has been provided to demonstrate that the proposed single storey

side extension would not exceed 4 metres in height or have a width greater than half the width of the original dwellinghouse.

This determination is based on your submitted plans. All measurements are taken from existing ground level.

INFORMATIVES

2.0 Planning Considerations

The application is for a Certificate of Lawful Development for the erection of a single storey side extension.

The proposal is clearly for development as defined in the Planning Act. The application is not located within a Conservation Area, World Heritage Site or AONB and permitted development rights have not been removed by condition, nor is there an Article 4 Direction restricting such rights for this type of proposal.

ASSESSMENT:

The proposed development does not constitute permitted development by virtue of the provisions of paragraph A.1(e)(ii), Class A, Part 1, Schedule 2, Article 3 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) because the proposed single storey side extension would extend beyond a wall which fronts a highway and forms a side elevation of the original dwellinghouse.

The proposed development does not constitute permitted development by virtue of the provisions of paragraph A.1(i), Class A, Part 1, Schedule 2, Article 3 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) because the submitted drawings are not to scale, which means that insufficient information has been provided to demonstrate that the proposed single storey side extension would not be within 2 metres of the boundary of the curtilage of the dwellinghouse and have an eaves height that would exceed 3 metres.

The proposed development does not constitute permitted development by virtue of the provisions of paragraph A.1(j)(i)(iii), Class A, Part 1, Schedule 2, Article 3 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) because the submitted drawings are not to scale, which means that insufficient information has been provided to demonstrate that the proposed single storey side extension would not exceed 4 metres in height or have a width greater than half the width of the original dwellinghouse.

It is therefore recommended that the application is refused.

3.0 Relevant Planning History

43797/APP/2001/1931 1a Bridge Way Ickenham

ERECTION OF A REAR CONSERVATORY

Decision Date: 19-12-2001 Approved

43797/APP/2020/3249 Bridge House, 1a Bridge Way Ickenham

Single storey side extension, rear infill extension and first floor rear extension

Decision Date: 03-12-2020 Refused

43797/APP/2021/2330 Bridge House, 1a Bridge Way Ickenham

Single storey side extension, single storey rear infill extension and first floor rear extension

Decision Date: 14-09-2021 Refused

43797/APP/2022/605 Bridge House, 1a Bridge Way Ickenham

Erection of first floor rear extension and single storey rear infill extension

Decision Date: 20-04-2022 Approved

43797/E/96/0415 1a Bridge Way Ickenham

Retention of garage conversion to a habitable room (removal of condition 8 attached to planning permission ref. 43797A/92/2035 dated 07/04/93)

Decision Date: 20-06-1996 Approved

43797/F/97/0467 1a Bridge Way Ickenham

Erection of a single storey rear extension

Decision Date: 06-08-1997 Approved

43797/G/97/1469 1a Bridge Way Ickenham

Erection of a single storey side extension and a part single storey, part two storey rear extension

Decision Date: 20-11-1997 Refused

43797/H/98/0004 Bridge House, 1a Bridge Way Ickenham

Erection of a single storey side and rear extension including a part two storey rear extension

Decision Date: 20-03-1998 Approved

4.0 ALL CLASSES

Is the dwelling a flat or a maisonette?

NO

Is there a planning condition removing permitted development rights?

NO - Conditions attached to the original permission has been checked (ref: 43797A92/2035)

Is the building listed/ in a Conservation Area?

NO

CLASS A - Proposed Extension

The height of the part of the dwellinghouse enlarged, improved or altered would exceed the height of the highest part of the roof of the existing dwellinghouse;

NO

The height of the eaves of the part of the dwellinghouse enlarged, improved or altered would exceed the height of the eaves of the existing dwellinghouse;

NO

The enlarged part of the dwellinghouse would extend beyond a wall which-

(i) fronts a highway, or

(ii) fronts a highway and forms a side elevation of the original dwellinghouse;

YES- The proposed single storey side extension would extend beyond a wall which fronts a highway and forms a side elevation of the original dwellinghouse.

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 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;

Refer below.

The enlarged part of the dwellinghouse would extend beyond a wall forming a side elevation of the original dwellinghouse, and would-

- (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; or

YES - The submitted drawings are not to scale which means that insufficient information has been provided to demonstrate that the proposed single storey side extension would not exceed 4 metres in height or have a width greater than half the width of the original dwellinghouse.

The enlarged part of the dwellinghouse would have more than one 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 opposite the rear wall of the dwellinghouse;

N/A

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 exceed 3 metres;

YES- The submitted drawings are not to scale which means that insufficient information has been provided to demonstrate that the proposed single storey side extension would not be within 2 metres of the boundary of the curtilage of the dwellinghouse, and have an eaves height that would exceed 3 metres.

it would consist of or include-

- (i) the construction or provision of a veranda, balcony (means a platform with a height greater than 300 millimetres) 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.

NO

In the case of a dwellinghouse in a Conservation Area, development is NOT permitted if you answer YES to any of the following questions:

A. Does the development involve the cladding of any part of the dwellinghouse with stone, artificial stone, pebble dash, render, timber, plastic or tiles?

N/A

B. Does the extension extend beyond a wall forming a side elevation of the original dwellinghouse?

N/A

C. Does the enlarged part of the dwellinghouse have more than one storey and extend beyond the rear wall of the dwellinghouse?

N/A

Conditions of Class A: Development is NOT permitted if you answer NO to any of the following questions - Development is permitted by Class A, subject to the following

conditions:

A. Are the materials used similar to those of the existing dwellinghouse?

YES - Drawing titled Proposed Elevations indicates this.

B(i). Are any new upper floor side facing windows obscurely glazed?

N/A

B(ii). Are any new upper floor side facing windows non - opening, or any parts of the window which do open 1.7m above the floor of the room?

N/A

C. Does the roof pitch of the extension match, so far as practicable, the roof pitch of the original dwellinghouse?

N/A - Only applicable for two storey extensions.

Contact Officer: Analese Haynes

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