

EVIDENCE

Site: 150 Bellenden Road London SE15 4QY

Date: 23.2.20

Planning Portal Ref: PP-08481540

Evidence to verify application for Certificate of Lawful Development at 150 Bellenden Road SE154QY

The proposal is for a single storey infill side extension to an existing terraced dwelling.

Class A Development – the enlargement, improvement or other alteration of a dwelling house.

House was not created under permitted development rights

The extension only affects the rear of the property.

No veranda or balcony has been proposed.

The total ground covered by buildings within the curtilage of the dwelling house does not exceed 50% of the total area of the curtilage. The proposed extension does not extend beyond the rear wall of the original property and is less than 3m high. The proposed materials are of similar appearance to those of the existing dwelling house.

The proposed development is considered to be lawful because it adheres to the limitations and conditions of Class A of Part 1, Schedule 2 of The Town and Country Planning (General Permitted Development) Order 2015 (as amended).

This has been verified by the Planning Enquiry Report at <https://beta.planx.uk/southwark>

Report below.

Planning Enquiry Report

Date: 22/02/2020
Time: 14:04:14

150 BELLENDEN ROAD

Planning permission

Permitted development

Based on the information you have provided your project appears to fall under ‘permitted development’. This means it is unlikely that planning permission would be required. However, you are strongly advised to apply for a certificate of lawful development before proceeding with any works, to provide you and future buyers with legal certainty.

Reasons

Was your house always a house? Yes

Any property that was converted into a house from another use under Permitted Development Rights for Change of Use will require planning permission for any extensions.

The total footprint of all additions will be 50% or less of the available area around the original house

If, after the extension, the total footprint of any additions to the original house would take up more than 50% of the available area around the original house, planning permission will be required.

The materials and appearance will match the existing house

With the exception of conservatories, planning permission will be required if the materials and appearance will be different from the existing house.

The highest part of the extension roof will be lower than 3m

For flat roof single storey extensions, the roof height within 2m of the property boundary must be no higher than 3m above ground level.

The width of the new addition will be less than or equal to 1/2 of the width of the original house

A side extension that extends more than half the width of the original house will require planning permission.

The height of the extension will be 4m or less

Side extensions over 4m high will require planning permission.

The new addition will not extend beyond the front wall of the house

Any extension that extends beyond the front wall which forms the principal elevation of the dwellinghouse will require planning permission.

If you are at all unsure as to which side of the house is the principal elevation, you should consult a planning officer.

Is there a road or path on that side of the house? No

Any project that extends the house towards a public highway will require planning permission.

Your responses

The house is used as a family home

Was your house always a house? Yes

Any property that was converted into a house from another use under Permitted Development Rights for Change of Use will require planning permission for any extensions.

The total footprint of all additions will be 50% or less of the available area around the original house

If, after the extension, the total footprint of any additions to the original house would take up more than 50% of the available area around the original house, planning permission will be required.

The materials and appearance will match the existing house

With the exception of conservatories, planning permission will be required if the materials and appearance will be different from the existing house.

Is the property on designated land? No

The highest part of the extension roof will be lower than 3m

For flat roof single storey extensions, the roof height within 2m of the property boundary must be no higher than 3m above ground level.

The roof of the extension will be flat

The distance to the boundary will be less than 2m

This applies to the shortest distance between the extension and the property boundary at any point.

The width of the new addition will be less than or equal to 1/2 of the width of the original house

A side extension that extends more than half the width of the original house will require planning permission.

The new structure will not extend beyond the rear wall of the original house

The original house does not include any extensions have been added since the house was first built.

The height of the extension will be 4m or less

Side extensions over 4m high will require planning permission.

The new addition will not extend beyond the front wall of the house

Any extension that extends beyond the front wall which forms the principal elevation of the dwellinghouse will require planning permission.

If you are at all unsure as to which side of the house is the principal elevation, you should consult a planning officer.

The extension will have 1 storey

Any side extension of more than 1 storey will require planning permission.

Side extensions with any kind of verandah, balcony or raised platform more than 30cm from the ground will require planning permission.

GPDO 2015 S.2 P.1 A.1 (k)(i)

How many storeys does the original house have? 2 or more

Do not count any lofts (a storey that is within the roof structure)

Is there a road or path on that side of the house? No

Any project that extends the house towards a public highway will require planning permission.

What kind of extension will it be? Side extension

The property is a house

Is the property part of the Sunray Estate Conservation Area? No

For properties in the Sunray Estate Conservation Area, any modifications or extension that would be visible from a public highway or from a neighbouring property will require planning permission.

I want to build an extension

I want to modify or extend

The house is a terrace

Is any part of the property listed? No

If any part of the property is listed, Listed Building Consent will be required.

Are there any protected trees on the property? No

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