



# Decision Notice

Date of Decision: 27 December 2018

Royal Borough of Kingston upon Thames  
Guildhall 2, High Street  
Kingston upon Thames  
KT1 1EU

## **TOWN AND COUNTRY PLANNING (GENERAL PERMITTED DEVELOPMENT) (ENGLAND) ORDER 2015**

Please accept this letter as written notice that the Royal Borough of Kingston upon Thames determines that prior approval is not required for

**PROPOSAL: Erection of single storey rear extension (6m in depth, maximum height of 3m and eaves height of 3m)**

**LOCATION: 39 ANCASTER CRESCENT, NEW MALDEN, KT3 6BD**

You are advised that the decision is subject to the following requirements

1. The development is constructed on the basis of the information and dimensions provided.
2. That the development complies with the criteria set out in Schedule 2, Part, 1 Class A of the Town and Country Planning (General Permitted Development) (England) Order 2015, the relevant parts of which are attached.
3. The development shall be completed on or before the 30<sup>th</sup> May 2019.
4. The Applicant shall notify the Local Planning Authority in writing of the date the development was complete.

## **NOTES**

Prior Approval has been granted subject to the development also meeting the other criteria within Part 1 Class A of the General Permitted Development Order 2015.

1. Development is not permitted if permission to use the dwellinghouse as a dwellinghouse has been granted by Class M,N, P or Q of Part 3 of the Schedule
2. As a result of the works, the total area of ground covered by buildings within the curtilage of the dwellinghouse (other than the original dwellinghouse) would exceed 50% of the total area of the curtilage (excluding the ground area of the original dwellinghouse).
3. 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.
4. 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.
5. The enlarged part of the dwellinghouse would extend beyond a wall which
  - a) forms the principal elevation of the original dwellinghouse, and
  - b) fronts a highway and forms a side elevation of the original dwellinghouse
6. Until 30th May 2019, 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
  - a) 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
  - b) exceed 4 metres in height
7. 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.
8. The enlarged part of the dwellinghouse would extend beyond a wall forming a side elevation of the original dwellinghouse, and would
  - a) exceed 4 metres in height,
  - b) have more than a single storey, or
  - c) have a width greater than half the width of the original dwellinghouse
9. The enlarged part of the dwellinghouse would not consist of or include -
  - a) the construction or provision of a verandah, balcony or raised platform,
  - b) the installation, alteration or replacement of a microwave antenna,
  - c) the installation, alteration or replacement of a chimney, flue or soil and vent pipe, or
  - d) an alteration to any part of the roof of the dwellinghouse.
10. 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 dwelling house.