

DELEGATED APPLICATION REPORT

Target Date: 11/08/20

Application No: 200875/HPA

Address: 73 Pitcroft Avenue

Proposal: Rear extension measuring 6.0m in depth, with a maximum height of 4.0m, and 3.0m in height to eaves level. Notification of the construction of an extension under class A Part 1 of Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015

Case officer: Connie Davis

INTRODUCTION

Under Class A, Part 1, of Schedule 2 to the Town and Country Planning (General Permitted Development) (England) Order 2015 ("the 2015 Order"), as amended, the following is allowed:

'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'

provided the development is not excluded by virtue of the criteria in Paragraph A.1 of the 2015 Order.

The application site is a terrace property and therefore an extension is restricted to a depth of 6m. Permitted Development rights have not been restricted by way of a direction made under a condition attached to an express planning permission.

PROPOSAL

The proposal can be considered under Paragraph A.1 (g) and accordingly Condition A4 applies.

The applicant has provided information on the proposed rear extension. The extension proposed would:

- Extend beyond the rear wall of the original dwelling by 6.0m
- Have a maximum height of 4.0m
- Have an eaves height of 3.0m

PLANS SUBMITTED

The agent submitted the following drawings:

AGS-73PCA/201 Rev A - Proposed Block Plan

Received 30th June 2020

AGS-73PCA/100 - Existing Floor/Site/OS Plans Sections & Elevations

AGS-73PCA/200 Rev A - Proposed Floor/ Site/ OS Plans Sections & Elevations

Received 23rd June 2020

PLANNING HISTORY

200800/CLE - Certificate of Lawfulness for a 5 person, 5 bedroom HMO (C4 use class) - Under consideration

NOTIFICATION

In accordance with the relevant provision of the GPDO 2015 Order, the LPA notified on the 01/07/20 adjoining owners and occupiers at 71, 73 and 75 Pitcroft Avenue and 19 Bishops Road providing a period of 21-days for representations to be made. The 21 day consultation period expired on 22nd July 2020.

As such, because there have been no objections, the proposed extension is Permitted Development under the 2015 Order.

Therefore notification is provided that Prior Approval is not required.

The extensions must be carried out in accordance with the information provided to the LPA (depth 6m, max height 4m, eaves 3m) and is subject to Condition A.3 (a) of the 2015 Order.

Equalities Impact

In determining this application, the Local Planning Authority has had regard to its obligations under the Equality Act 2010. The key equalities protected characteristics include age, disability, gender reassignment, marriage and civil partnership, pregnancy and maternity, race, religion or belief, gender, and sexual orientation.

In terms of the key equalities protected characteristics it is considered there would be no significant adverse impacts as a result of the development.

Discussions with applicant

Officers have worked positively and proactively to consider this proposal within the prescribed timetable.

DECISION

Notification is given that Prior Approval is not required for the extension proposed under proposed under Class A, Part 1, of Schedule 2 to the Town and Country Planning (General Permitted Development) (England) Order 2015, as amended (Prior Approval).