

DELEGATED APPLICATION REPORT

Target Date: 09/11/20

Application No: 201357/HPA

Address: 15 Eric Avenue

Proposal: Rear extension measuring 6.5m in depth, with a maximum height of 2.8m and 2.4 metres 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 detached property and therefore an extension is restricted to a depth of 8m. 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):

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—

- (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 - ***Complies***
- (ii) (ii) exceed 4 metres in height - ***Complies***

and accordingly Condition A4 applies.

In addition, the proposal can be considered under Paragraph A.1 (j) as the extension fills the area between a side elevation and a rear wall. As such, the restrictions on extensions beyond rear walls and side walls will both apply.

(j) 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 - ***Complies***
- (ii) have more than a single storey, or - ***Complies***
- (iii) (iii) have a width greater than half the width of the original dwellinghouse - ***Complies. The width of the original house (excluding the garage - as this is not considered to be included in the definition of 'original house') is 9.2m. The width of the extension measures 4.6m.***

PLANS SUBMITTED

The agent submitted the following drawings/ information:

20076.S.PP-05 - Location Plan
20076.S.PP-01 - Existing Ground Floor Plan
20076.S.PP-02 - Existing Elevations

Received 29th September 2020

20076.S.PP-06 Rev B - Block Plan
20076.S.PP-03 Rev B - Proposed Ground Floor Plan
20076.S.PP-04 Rev B - Proposed Elevations

Received 4th November 2020

PLANNING HISTORY

201134/HPA - Rear extension measuring 6.5m in depth, with a maximum height of 2.9m, and 2.25m 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 - Application Withdrawn

NOTIFICATION

In accordance with the relevant provision of the GPDO 2015 Order, the LPA notified on the 19/08/20 adjoining owners and occupiers at 13 and 17 Eric Avenue providing a period of 21-days for representations to be made. The 21 day consultation period expired on 27th October 2020.

No representations have been received and therefore the LPA can only assess the proposal under the above General Permitted Development Order criteria as opposed to planning policy.

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 6.5m, max height 2.8m, eaves 2.4m) 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 made the agent aware that the original width of the proposed extension was too large to be classified as Permitted Development. Amended plans were received reducing the width and are considered compliant with the General Permitted Development criteria. A neighbour re-consultation was not considered required due to none of the dimensions in

the description of development being altered and because the proposal was reducing in size.

Officers worked positively and proactively with the applicant to overcome the relevant issues within the statutory timeframe.

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).