

DELEGATED APPLICATION REPORT

Target Date: 18/02/20

Application No: 200029/HPA

Address: 20 Burnham Rise

Proposal: Single storey rear extension

Case officer: Sian Hickey

INTRODUCTION

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

A single storey extension, beyond the rear wall of a semi-detached house, between 3m and 6m in depth, and up to 4m in height

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

The application site is not within a Conservation Area nor have PD rights been withdrawn or restricted by way of a direction made under Article 4 or condition attached to an express planning permission.

PROPOSAL

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

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

- Extend beyond the rear wall of the original dwelling by 5.50m
- Have a maximum height of 4m
- Have a height to eaves of 3m

PLANS SUBMITTED

The agent submitted the following drawing, received on 7th January 2020:
Drawing No: P-2001-01 – Location Plan and Block Plan

The agent was informed via email on 14th January 2020 that the proposed extension did not constitute permitted development as it extends beyond a wall forming a side elevation of the original dwelling and has a width greater than half the width of the dwelling. The agent reduced the width of the proposed extension.

Subsequently, the agent submitted the following drawing, received 14th January 2020:

Drawing No: P-2001-01 A – Location Plan and Block Plan

PLANNING HISTORY

None.

NOTIFICATION

In accordance with the relevant provision of the GPDO 2015 Order, the LPA notified on 9th January 2020 the adjoining owners and occupiers at 11 and 12 Twin Oaks and 19 and 21 Burnham Rise of the proposed extension providing a period of 21 days for representations to be made. The 21 day consultation period expired on 30th January 2020. Three letters of representation have been received with regard to the following:

- Size
- Overlooking
- Rainwater downpipes and soakaway
- Lack of transparency/detail

POLICIES

Legal and Planning Policy Context

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that proposals be determined in accordance with the development plan unless material considerations indicate otherwise. Material considerations include relevant policies in the National Planning Policy Framework (NPPF) – among them the ‘presumption in favour of sustainable development’.

The following local and national planning policy and guidance is relevant to this application:

RB Local Plan 2019

CC8 Safeguarding Amenity

H9 House Extensions

APPRAISAL

The proposed development has been assessed under Class A, Part 1, of Schedule 2 to the Town and Country Planning (General Permitted Development) Order 2015, as amended. In accordance with this legislation, adjoining owners and occupiers have been consulted on the proposal and objections have been received. The prior approval of the Local Planning Authority is therefore required as to the impact of the proposed development on the amenity of the adjoining premises.

A site visit was undertaken on 29th January 2020.

Impact on amenity of neighbours

The Supplementary Planning Guidance – A Design Guide to House Extensions (2003) states that rear extensions longer than 4m will not normally be granted planning permission. The exception to this is if the house and garden are capable of taking an extension of longer depth. It is also advised that rear extensions should be located as far away from side boundaries as possible, to safeguard the outlook of neighbours.

The application site is adjoined to its neighbouring property 19 Burnham Rise. This property has a single storey rear projection adjacent to the shared boundary with a rear facing patio doors. The 5.50m depth of the proposed rear extension together with the 4m height and 3m eaves height could be excessive and could have a visually dominant and overbearing effect on this neighbour depending on the design which is not known due to the limited information submitted. The sloped garden could make the impact greater. This would be unneighbourly as it would be detrimental to the living environment of the residents of 19 Burnham Rise. This would be contrary to Policies CC8 and H9. It has therefore not been demonstrated that the proposal would not cause significant harm to the residential amenity of the occupants of 19 Burnham Rise. For this reason it is recommended that prior approval is refused.

RECOMMENDATION

Refuse prior approval

The proposed extension by reason of its depth and height on the boundary with 19 Burnham Rise could result in a visually dominant and overbearing effect on this neighbouring property, harmful to the amenity of occupiers and contrary to Policies DM4 and DM9 of the Sites and Detailed Policies Document 2012 (altered 2015) and A Design Guide to House Extensions SPG (2003).

Consideration was given to the following information received by the Local Planning Authority on 15th January 2020:

Drawing No: PL/A431/04 – Location and Site Plan Drawing No: P-2001-01 A – Location Plan and Block Plan