

## **DELEGATED APPLICATION REPORT**

**Target Date:** 15/01/2019

**Application No:** 182142/HPA

**Address:** 84 Basingstoke Road

**Proposal:** Single storey rear extensions

**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"), as amended, the following is allowed:

*A single storey extension, beyond the rear wall of a terraced property, 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 Conservation Area. It is subject to an Article 4 Direction to control the change of use from C3 to C4 HMO. No other PD rights been withdrawn or restricted by way of a direction made under Article 4 or condition attached to an express planning permission.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 agent has provided information on the proposed rear extensions.

The proposed side/rear extension would:

- Extend beyond the rear wall of the original dwelling by 5.985m
- Have a maximum height of 3.05m
- Have an eaves height of 2.95m

The extension will have a flat roof, width of 1.7m and a window to the rear elevation.

The proposed rear extension would:

- Extend beyond the rear wall of the original dwelling by 4.73m (additional 2m)
- Have a maximum height of 3.15m
- Have an eaves height of 2.475m

The extension will have a width of 3.6m, a pitched roof, and a window to the rear elevation.

### **PLANS SUBMITTED**

The agent submitted the following drawings, received on 5th December 2018:

Drawing No: BR:001 Rev A – Block Plan and Location Plan

Drawing No: BR:003 Rev A – Proposed Floor Plan

Drawing No: BR:005 Rev A – Elevations as Proposed

### **PLANNING HISTORY**

181355/CLP – 2 flat roof rear box dormers – Permitted  
181360/HPA – Rear extensions – Refused

## **NOTIFICATION**

In accordance with the relevant provision of the GPDO 2015 Order, the LPA notified on 11th December 2018 the adjoining owners and occupiers at 86 and 82 Basingstoke Road and 10 Clent Road of the proposed extension providing a period of 21 days for representations to be made. The 21 day consultation period expired on 1st January 2019. No letters of representation have been received.

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

Notification can be provided that Prior Approval is not required.

The extensions must be carried out in accordance with the information provided to the LPA (depth 5.985m and 4.73m, max height 3.05m and 3.15m, eaves 2.95m and 2.475m), and be completed before 30<sup>th</sup> May 2019 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, sex, 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 Class A, Part 1, of the 2015 Order.