

## DELEGATED APPLICATION REPORT

**Target Date:** 16/12/19

**Application No:** 191774/HPA

**Address:** 18 Hampden Road

**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 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The application site is not within a Conservation Area nor have PD rights been withdrawn or restricted by way of a direction made under Article 4 or condition attached to an express planning permission.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 applicant has provided information on the proposed single storey rear extension. The extension would:

- Extend beyond the rear wall of the original dwelling by 3.8m
- Have a maximum height of 3.34m
- Have an eaves height of 2.8m

### Plans Submitted

The applicant submitted the following, received on 05/11/19:

Location Plan

Block Plan

Existing Plans and Elevations

Proposed Plans and Elevations

### Planning History

191558/HPA -Rear extension measuring 6m in depth, with a maximum height of 3.87m and 3m 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class A Part 1 of Schedule 2 of the Town and Country Planning (General Permitted Development)(England) Order 2015 - Withdrawn

191768/HPA - Rear extension measuring 6m in depth, with a maximum height of 3.87m and 3m 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 - to be determined

191776 - Single storey rear extension including one skylight – Permitted Development

### **Notification**

In accordance with the relevant provision of the GPDO 2015 Order, the LPA notified on 26/11/19 the adjoining owners and occupiers at 16 and 20 Hampden Road, 93 Sheridan Avenue and 9 Clifton Park Road of the proposed extension providing a period of 21-days for representations to be made. The 21 day consultation period expired on 17/12/19. No letters of representation has been received.

### **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:

#### Sites and Detailed Policies Document (2012)

SD1: Presumption in Favour of Sustainable Development

DM4: Safeguarding Amenity

DM9: House Extensions and Ancillary Accommodation

#### Supplementary Planning Guidance – A Design Guide to 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) (England) Order 2015. In accordance with this legislation neighbours have been consulted on this proposal and although no letters of representation have been received, the application expires before the consultation period ends and therefore the Local Planning Authority is required to consider the impact of the proposed development on the amenity of adjoining properties to determine if it can grant Prior Approval.

A site visit was carried out by the Case Officer on 16/12/2019.

#### Impact on amenity of neighbours

The application site is a two storey terraced dwelling with a pitched roof. The dwelling benefits from a two storey rear gable. The surrounding area is predominantly residential.

The proposal would be adjacent to the existing two storey rear projection and extend to the same depth. The width of the proposed extension would be 1.37m and depth would be 3.8m. A minimal gap would be maintained to the boundary with the adjoining neighbour at 16 Hampden Road. The proposal would have a maximum height of 3.34m and an eaves height of 2.8m.

The Supplementary Planning Guidance states that rear extensions that exceed a depth of 4m will not usually be granted planning permission. The depth of the proposal is in accordance with this guidance. Though the residents of 16 Hampden Road would notice the additional height and depth of the proposal, it is not considered to be visually dominant or overbearing. The depth of 3.8m along the boundary with 16 Hampden Road, with a height of 3.34m, is not considered to significantly reduce the amount of light to this neighbour. It is not considered that there will be any detrimental impact to the residential amenity neighbouring dwellings in terms of privacy and overlooking as a result of proposed fenestration. Therefore, the proposal would accord with Policy DM4 of the Sites and Detailed Policies Document.

### **Recommendation**

Prior approval can be given.

The proposed single storey rear extension would accord with Policy DM4 of the Sites and Detailed Policies Document. Prior approval is therefore granted under Class A, Part 1, of Schedule 2 to The Town and Country Planning (General Permitted Development) (England) Order 2015.

Consideration was given to the following information received by the Local Planning Authority on 05/11/19:

Location Plan

Block Plan

Existing Plans and Elevations

Proposed Plans and Elevations