

DELEGATED APPLICATION REPORT

Target Date: 15/12/19

Application No: 191765/HPA
Address: 96 Dawlish Road
Proposal: Rear extension measuring 6.0m in depth, with a maximum height of 3.0m, and 2.4m 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: James Schofield

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 semi-detached property and therefore an extension is restricted to a depth of 6m. The site is not within a Conservation Area. 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 agent has provided information on the proposed rear extension. The extension proposed would:

- Extend beyond the rear wall of the dwelling by 6m
- Have a maximum height of 3m
- Have an eaves height of 2.4m

PLANS SUBMITTED

The agent submitted the following drawings:

DWG No. 7/hun/01 Existing ground floor plan
DWG No. 7/hun/02 Elevations
DWG No. 7/hun/03 Proposed ground floor plan
Block Plan
Site Plan
Received 4th November 2019.

PLANNING HISTORY

None.

NOTIFICATION

In accordance with the relevant provision of the GPDO 2015 Order, the LPA notified on 6/11/19 the adjoining owners and occupiers at 94 Dawlish Road, 98 Dawlish Road, 117 Kingsbridge and 119 Kingsbridge Road providing a period of 21-days for representations to be made. The 21 day consultation period expired on 4th September 2019.

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 (6m in depth, with a maximum height of 3 and 2.4m in height to eaves level) 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).