

DELEGATED APPLICATION REPORT

Target Date: 01/09/20

Application No: 200993/HPA

Address: 112 Dee 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 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The application site is not within a Conservation Area nor have PD rights been withdrawn or restricted by way of a direction made under Article 4 or condition attached to an express planning permission.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 extensions. The extensions would:

- Extend beyond the rear wall of the original dwelling by 5.5m
- Have a maximum height of 3.5m
- Have a height to eaves of 3m

PLANS SUBMITTED

The agent submitted the following drawing received on 22nd July 2020:
Drawing No: 04120-PL-08 – Existing and Proposed Block Plans

PLANNING HISTORY

200687/HPA - Rear extension measuring 5.50m in depth, with a maximum height of 3.5m, 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 – Withdrawn

160594/CLP - Certificate of lawfulness for proposed single storey rear extension (allowed under prior approval 141039/HPA). – Permitted

141227/CLP - Certificate of lawfulness for proposed garage conversion and extension
– Permitted

141039/HPA - Rear extension measuring 5m in depth, with a maximum height of 3.6m, and 2.8m in height to eaves level. – Prior Approval not Required

NOTIFICATION

In accordance with the relevant provision of the GPDO 2015 Order, the LPA notified on 22nd July 2020 the adjoining owners and occupiers at 110 and 114 Dee Road, and 2 and 4 Upton Road of the proposed extension providing a period of 21 days for representations to be made. The 21 day consultation period expired on 12th August 2020. No letters of representation have been received.

As such, because there have been no objections, the proposed extension is 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 5.5m, max height 3.5m, eaves 3m), and is subject to Condition A.3 (a) of the 2015 Order or any subsequent amendments to regulations.

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 Class A, Part 1, of the 2015 Order.