

DELEGATED APPLICATION REPORT

Target Date: 17/11/19

Application No: 191577/HPA

Address: 25 Mason Street

Proposal: Rear extension measuring 4.6m in depth, with a total roof height of 2.77m (parapet wall height 3.15m) 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: 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The application site is not within a Conservation Area nor have PD rights been withdrawn or restricted by way of a direction made under Article 4 or condition attached to an express planning permission.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 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 original dwelling by 4.6m
- Have a maximum height of 3.15m
- Have an eaves height of 2.4m

PLANS SUBMITTED

The applicant submitted the following drawings received 26/09/2019:

Drawing No. PL-01 - Location Plan

Drawing No. PL-03 - Existing and Proposed Block Plan

PLANNING HISTORY

191590/CLP - Certificate of lawfulness for proposed flat roof rear dormer - To be determined

NOTIFICATION

In accordance with the relevant provision of the GPDO 2015 Order, the LPA notified on 07/10/19 the adjoining owners and occupiers at 23A, 23B, 23C and 27 Mason Street providing a period of 21-days for representations to be made. The 21 day consultation period expired on 28th October 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 extension must be carried out in accordance with the information provided to the LPA (depth 4.6m, max height 3.15m, eaves 2.4m) 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).