

DELEGATED APPLICATION REPORT

Target Date: 17/03/2019

Application No: 190195/HPA

Address: 28 Coldicutt Street

Proposal: Rear extension measuring 4.0m in depth, with a maximum height of 3.2m, and 2.9m 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: Tom French

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The application site is not within a Conservation Area nor have PD rights been withdrawn or restricted by way of a direction made under Article 4 or condition attached to an express planning permission.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

- Extend beyond the rear wall of the original dwelling by 4m
- Have a maximum height of 3.2m
- Have an eaves height of 2.9m

The proposed extension would infill alongside the original rear projection of the application property. The proposal would not protrude beyond the original two storey rear projection.

PLANS SUBMITTED

The applicant submitted the following drawings:

Drawing Number:

- 18066 - SU - 001 - Existing Site Plan (block plan)

- 18066 - SU - 002 - Existing Floor Plans
- 18066 - SU - 003 - Existing Elevations
- 18066 - PN - 001 - Proposed Site Plan (block plan)
- 18066 - PN - 002 - Proposed Floor Plans
- 18066 - PN - 003 - Proposed Elevations
- 18066 - LO - 001 - Location Plan

As received: 04/02/2019

PLANNING HISTORY

190095 - CLP - Single storey rear extension to an existing dwelling - Application Withdrawn

NOTIFICATION

In accordance with the relevant provision of the GPDO 2015 Order, the LPA notified on 7th February 2019 the adjoining owners and occupiers at 26 Coldicutt Street, 28 Coldicutt Street and 30 Coldicutt Street, providing a period of 21-days for representations to be made. The 21 day consultation period expired on 28th February 2019.

One letter of representation has been received with the following comments:

‘Comment Type: Observation

Comment: We would have some slight concerns over the amount of light coming into the rear ground floor rooms of our property that would be blocked out by the new extension. This would primarily affect our living room and to some extent our kitchen and garden.

We are happy to discuss with the owners of 28 about the possibility of being able to reduce the impact of the loss of light by being able to, for example, paint the wall facing our property a light colour, attach a trellis/hanging baskets, etc.’

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 (depth 4m, max height 3.2m, eaves 2.9m) and be completed before 30th 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, gender, and sexual orientation.

Classification: OFFICIAL

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)

Classification: OFFICIAL