

DELEGATED APPLICATION REPORT

Target Date: 13/03/2018

Application No: 180182/HPA

Address: 35 Grove Road

Proposal: Single storey rear extension

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:

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The application site is not within a Conservation Area nor have PD rights been withdrawn or restricted by way of a direction made under Article 4 or condition attached to an express planning permission.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 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 4.4m (except for where there's an original rear lean-to of about 1m in depth)
- Have a maximum height of 3.297m
- Have an eaves height of 2.2m

The extension will have a width of 6m and three windows (all in the rear elevation), two of which are to be adjacent to the rear door. It would have a hipped roof with three velux roof lights, one in each side elevation and one in the rear elevation.

PLANS SUBMITTED

The applicant submitted the following drawing, received on 31th January 2018:

Drawing Title: Kitchen Extension Plan & Elevations

Revisions: F

PLANNING HISTORY

None

NOTIFICATION

In accordance with the relevant provision of the GPDO 2015 Order, the LPA notified on 6th February 2018 the adjoining owners and occupiers at 33,35 and 37 Grove Road, providing a period of 21-days for representations to be made. The 21 day consultation period expired on 27th February 2018. No letters of representation have been received.

Classification: OFFICIAL

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 4.4m, max height 3.297m, eaves 2.2m) 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.

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