

DELEGATED APPLICATION REPORT

Target Date: 13/11/2018

Application No: 181732/HPA

Address: 24 Crown Street

Proposal: Single storey side and 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 semi-detached 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The application site is not within a Conservation Area nor have PD rights been withdrawn or restricted by way of a direction made under Article 4 or condition attached to an express planning permission.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 5.6m
- Have a maximum height of 3.41m
- Have an eaves height of 2.6m

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:

- JI.10 - Site Block Plan

As received: 03/10/2018

PLANNING HISTORY

991084 - FUL - Erection of new two bedroom house - Application Refused

991828 - FUL - Erection of three bedroom detached dwelling - Application Refused

080149 - FUL - Rear dormer extension - Application Withdrawn

080914 - CLP - Certificate of lawfulness (proposed use) for loft conversion with dormer extension - Permitted Development

161144 - HPA - Rear extension measuring 6m in depth, with a maximum height of 3.95m, and 2.5m 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 - Permitted Development

181236 - HOU - Single storey rear extension with rooflights over - Application Refused

NOTIFICATION

In accordance with the relevant provision of the GPDO 2015 Order, the LPA notified on 8th October 2018 the adjoining owners and occupiers at 22 Crown Street and 26 Crown Street, providing a period of 21-days for representations to be made. The 21 day consultation period expired on 29th October 2018. 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.

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 5.6m, max height 3.41m, eaves 2.6m) 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)