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| **Report to be read in conjunction with the Decision Notice.** |
| **Signed:** | **Officer:** |  | **Date:** |  | **Manager:** |  | **Date:** |  |
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| **Application Ref:** | 3/2020/0249 |  |
| **Date Inspected:** | ~ |
| **Officer:** | RB |
| **DELEGATED ITEM FILE REPORT:**  | **APPROVAL** |
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| **Development Description:** | Replacement of conservatory with single storey extension |
| **Site Address/Location:** | 8 Tweedys Court, Chipping, PR3 2QY  |
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| **CONSULTATIONS:**  | **Parish/Town Council** |
| N/A |
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| **RELEVANT POLICIES AND SITE PLANNING HISTORY:** |
| The proposal is assessed against the provisions of Schedule 2 Part 1 Class A of the Town and Country Planning (General Permitted Development) Order 2015 (as amended). |
| **Relevant Planning History:****N/A** |
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| **ASSESSMENT OF PROPOSED DEVELOPMENT:** |
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| **Proposed Development for which consent is sought:**The proposal seeks consent for the erection of a single storey side extension, the proposal would measure approximately 3.52m from the side wall with a ridge a maximum height of approximately 3.14m falling to approximately 2.1m at the eaves.  |
| **Other Matters:**Permitted development rights are a right to make certain changes to a building or land without the need to apply for planning permission. These derive from a general planning permission granted from Parliament, rather than from permission granted by the local planning authority. In some circumstances local planning authorities can suspend permitted development rights in their area. Local planning authorities have powers under Article 4 of the Town and Country Planning (General Permitted Development) Order 2015 to remove permitted development rights. While article 4 directions are confirmed by local planning authorities, the Secretary of State must be notified, and has wide powers to modify or cancel most article 4 directions. The proposal is assessed against all the relevant criteria of Class A below.A.1 Development is not permitted by Class A if –(a) permission to use the dwellinghouse as a dwellinghouse has been granted only by virtueof Class M, N, P or Q of Part 3 of this Schedule (changes of use);**Permission for use as a dwellinghouse was not granted by virtue if Class M, N, P or Q of Part 3.**(b) as a result of the works the total area of ground covered by buildings within the curtilage of the dwelling house (other than the original dwelling house) would exceed 50% of the total area of the curtilage (excluding the ground area of the original dwelling house);**The single storey extension would not exceed 50% of the total area of curtilage of the property.**(c) the height of the part of the dwelling house enlarged, improved or altered would exceed the height of the highest part of the roof of the existing dwelling house;**The height of the proposed single storey extension will not exceed the height of the existing dwelling.**(d) the height of the eaves of the part of the dwelling house enlarged or improved or altered would exceed the height of the existing dwelling house;**The height of the eaves of the proposed extension will not exceed the height of the eaves of the existing dwellinghouse.**(e) the enlarged part of the dwelling house would extend beyond a wall which - (i) fronts a highway; and (ii) forms either the principal elevation or a side elevation of the original dwelling house;**The proposed Single storey extension would not extend beyond a wall which is considered to front a highway.**(f) subject to paragraph (g), the enlarged part of the dwelling house would have a single storey and – (i) extend beyond the rear wall of the original dwelling house by more than 4 metres in the case of a detached dwelling house or 3 metres in the case of any other dwelling house, or (ii) exceed 4 metres in height;**N/A**(g) until 30th May 2019, for a dwellinghouse not on article 2(3) land nor on a site of special scientific interest, the enlarged part of the dwellinghouse would have a single storey and — (i) 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, or(ii) exceed 4 metres in height;”**N/A**h) the enlarged part of the dwelling house would have more than one storey and – (i) extend beyond the rear wall of the original dwelling house by more than 3 metres, or be within 7 metres of any boundary of the curtilage of the dwelling house opposite the rear wall of the dwelling house;**N/A** (i) the enlarged part of the dwelling house would be within 2 metres of the boundary of the curtilage of the dwelling house, and the height of the eaves of the enlarged part would exceed 3 metres;**The proposed single storey extension would not be within 2 metres of a boundary.**(j) the enlarged part of the dwellinghouse would extend beyond a wall forming a side elevation of the original dwellinghouse, and would – (i) exceed 4 metres in height, (ii)have more than one storey, or (iii)have a width greater than half the width of the original dwellinghouse; or The proposed extension would not exceed 4 metres in height, have more than one storey and does not have a width greater than half the width of the original dwelling house. (k) it would consist of or include— (i) the construction or provision of a veranda, balcony or raised platform, (ii) the installation, alteration or replacement of a microwave antenna,(iii) the installation, alteration or replacement of a chimney, flue or soil and vent pipe, or(ii) an alteration to any part of the roof of the dwellinghouse.**The proposed single storey r extension would not consist of or include any of the above criteria.** The proposal meets the above criteria to be permitted development. |
| **RECOMMENDATION**: | That planning permission is not required. |