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| **Report to be read in conjunction with the Decision Notice.** | | | | | | | | | | | | |
| **Signed:** | **Officer:** | **SH** | | | | **Date:** | **11/01/2022** | **Manager:** | |  | **Date:** |  |
|  | | | | | | | | | | | | |
| **Application Ref:** | | | | 3/2021/1258 | | | | | Graphical user interface, text, application  Description automatically generated | | | |
| **Date Inspected:** | | | | N/A | | | | |
| **Officer:** | | | | SH | | | | |
| **DELEGATED ITEM FILE REPORT:** | | | | | | | | | **APPROVAL** | | | |
|  | | | | | | | | | | | | |
| **Development Description:** | | | | | Lawful Development Certificate for a proposed side extension to form garage, less than half width of existing house. | | | | | | | |
| **Site Address/Location:** | | | | | Park View, Fleet Street, Longridge, PR3 3ED | | | | | | | |
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| **CONSULTATIONS:** | | | | | **Parish/Town Council** | | | | | | | |
| N/A | | | | | | | | | | | | |
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| **CONSULTATIONS:** | | | | | **Highways/Water Authority/Other Bodies** | | | | | | | |
| N/A | | | | | | | | | | | | |
| **CONSULTATIONS:** | | | | | **Additional Representations.** | | | | | | | |
| N/A | | | | | | | | | | | | |
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| **RELEVANT POLICIES AND SITE PLANNING HISTORY:** | | | | | | | | | | | | |
| The proposal will be 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:**  3/2003/0404:  Proposed dwelling in garden of existing dwelling (Approved on appeal).  3/2005/0466:  Proposed alterations to previously approved house type (Approved). | | | | | | | | | | | | |
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| **ASSESSMENT OF PROPOSED DEVELOPMENT:** | | | | | | | | | | | | |
| **Site Description and Surrounding Area:**  The application relates to a detached property within the settlement boundary of Longridge. The property consists of brickwork, with grey concrete roof tiles. The surrounding area is predominantly residential, comprising a mixture of two-storey and bungalow properties. The site itself is not situated on any designated sites. | | | | | | | | | | | | |
| **Proposed Development for which consent is sought:**  The proposed development is for the construction of a mono-pitched side extension in order to accommodate a new garage. The dimensions will come to approximately 4m on the outward projection from the side elevation, extending approximately 5.8m, with an eaves height of around 2.3m, and the maximum roof ridge height measuring approximately 3.6m from ground level. It will be constructed from a timber frame and will be clad in timber.  Consent is also sought for the internal alterations to the existing garage to incorporate living accommodation, such as a bedroom and Wet Room. The existing garage door is to be bricked up, and new windows installed on the North-Eastern and South-Eastern elevations.  The application site benefits from its householder permitted development rights. | | | | | | | | | | | | |
| **Principle of Development:**  This application seeks a determination as to whether the proposed development requires planning consent. In this instance, the relevant part of the Town and Country Planning (General Permitted Development) Order 2015 (as amended) to consider is Schedule 2, Part 1, Class A. | | | | | | | | | | | | |
| **Observations/Consideration of Matters Raised/Conclusion:**  In order for the proposal to be permitted development, the works need to satisfy a number of criteria as comprised in Part 1 Class A of the Town and Country Planning (General Permitted Development) Order 1995 (as amended) for the enlargement, improvement or other alteration of a dwellinghouse.  A.1 Development is not permitted by Class A if –  (a) permission to use the dwellinghouse as a dwellinghouse has been granted only by virtue  of 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 of 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;  ***The single storey side extension will not extend beyond the existing rear wall.***  (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;”  ***The proposed development would not be sited on article 2(3) land, however, will not extend beyond the rear wall.***  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;  ***The proposed side extension would be single storey.***  (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 side extension would not be within 2 metres of the boundary of the curtilage of the dwellinghouse, and will have an eaves height of approximately 2.3m.***  (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  (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  (iv) an alteration to any part of the roof of the dwellinghouse.  ***The proposed single storey extension would extend beyond a wall forming the side elevation of the dwellinghouse, however would not have a width greater than half the width of the original dwellinghouse, as the total length of the property comes to 9.9m, and the proposal extends 4m from the side elevation.***  A.2 In the case of a dwellinghouse on article 2(3) land, development is not permitted by Class A if—  (a) it would consist of or include the cladding of any part of the exterior of the dwellinghouse with stone, artificial stone, pebble dash, render, timber, plastic or tiles;  (b) the enlarged part of the dwellinghouse would extend beyond a wall forming a side elevation of the original dwellinghouse; or  (c) the enlarged part of the dwellinghouse would have more than a single storey and extend beyond the rear wall of the original dwellinghouse.    ***The application site is not sited on article 2(3) land.***  Adjoining neighbours have been informed of the proposal and no objections have been received from the occupier of the adjacent properties. On the basis of the above, Certificate of Lawfulness is granted for the proposed development. | | | | | | | | | | | | |
| **RECOMMENDATION**: | | | That consent for a Certificate of Lawfulness be granted. | | | | | | | | | |