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| **Report to be read in conjunction with the Decision Notice.** | | | | | | | | | | | | | | |
| **Signed:** | **Officer:** | **LW** | | | | **Date:** | | **04/06/24** | | **Manager:** | | **KH** | **Date:** | **05/06/24** |
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| **Application Ref:** | | | | 3/2024/0331 | | | | | | |  | | | |
| **Date Inspected:** | | | | N/A | | | **Site Notice:** | | N/A | |
| **Officer:** | | | | LW | | | | | | |
| **DELEGATED ITEM FILE REPORT:** | | | | | | | | | | | **PERMISSION REQUIRED** | | | |
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| **Development Description:** | | | | | Prior approval for proposed demolition of existing conservatory and construction of single storey extension to rear. 7.87m long, 3.95m high (max) and 1.75m to eaves. | | | | | | | | | |
| **Site Address/Location:** | | | | | 94 Higher Road Longridge PR3 3SY | | | | | | | | | |
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| **CONSULTATIONS:** | | | | | **Parish/Town Council** | | | | | | | | | |
| **N/A** | | | | | | | | | | | | | | |
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| **CONSULTATIONS:** | | | | | **Highways/Water Authority/Other Bodies** | | | | | | | | | |
| **LCC Highways:** | | | | | **N/A** | | | | | | | | | |
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| **CONSULTATIONS:** | | | | | **Additional Representations.** | | | | | | | | | |
| No comments received. | | | | | | | | | | | | | | |
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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) (England) Order 2015 (as amended). | | | | | | | | | | | | | | |
| **Relevant Planning History:**  3/2012/0376: Proposed erection of a single storey rear extension, internal alterations and alterations to existing roof of single storey outrigger (Approved). | | | | | | | | | | | | | | |
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| **ASSESSMENT OF PROPOSED DEVELOPMENT:** | | | | | | | | | | | | | | |
| **Site Description and Surrounding Area:**  The application relates to a mid-terrace two-storey dwellinghouse at no.94 Higher Road. The property benefits from an existing single storey rear outrigger which appears to form part of the original built form of the dwelling, along with a single storey rear infill extension and conservatory. The site to which the application relates is located within the defined settlement area of Longridge and the property benefits from no other designations or constraints. | | | | | | | | | | | | | | |
| **Proposed Development for which consent is sought:**  The proposal seeks consent for a single storey rear extension, following the demolition of the existing conservatory.  The proposed single storey rear extension would have a depth and width of 7.87m and 4.24m respectively, with the north-eastern side elevation of the development extending approximately 1.4m beyond the side elevation of the original outrigger. A mono-pitch roof form would be incorporated which would measure 1.75m to the eaves and 3.95m to the ridge. To the rear elevation, a set of glazed double doors would be featured, while 3no. roof lights would also be included.  In regard to materiality, the proposed rear extension would be finished in render and Marley Modern roof tiles to match that of the existing property.  As part of the overall proposal, the existing boundary wall would also be extended 1.8m beyond the proposed extension and a timber pergola would be mounted at the end of the extension. | | | | | | | | | | | | | | |
| **Other Matters:**  Assessment of proposal in relation to the provisions of Schedule 2 Part 1 Class A of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended):  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, MA, N, P, PA or Q of Part 3 of this Schedule (changes of use);  **Permission to use the dwellinghouse was not granted by virtue of Class M, MA, N, P, PA 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 dwellinghouse (other than the original dwellinghouse) would exceed 50% of the total area of the curtilage (excluding the ground area of the original dwellinghouse);  **The extension would not exceed 50% of the total area of curtilage of the property.**  c) the height of the part of the dwellinghouse enlarged, improved or altered would exceed the height of the highest part of the roof of the existing dwellinghouse;  **The height of the proposed extension would not exceed the height of the existing dwelling.**  d) the height of the eaves of the part of the dwellinghouse enlarged, improved or altered would exceed the height of the existing dwellinghouse;  **The eaves of the proposed extension would not exceed the height of the eaves of the existing dwelling.**  e) the enlarged part of the dwellinghouse would extend beyond a wall which –  (i) forms the principal elevation of the original dwellinghouse, or  (ii) fronts a highway and forms a side elevation of the original dwellinghouse;  **The proposed extension would not extend beyond a wall which forms the principal elevation or fronts a highway and forms a side elevation.**  f) subject to paragraph (g), 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 4m in the case of a detached dwellinghouse or 3m in the case of any other dwellinghouse, or  (ii) exceed 4m in height;  **The proposed extension would extend beyond the rear wall of the original dwellinghouse by more than 3m.**  g) 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 8m in the case of a detached dwellinghouse or 6m in the case of any other dwellinghouse, or  (ii) exceed 4m in height;  **The application dwelling is a mid-terraced property, and the proposed extension would extend 7.87m beyond the rear wall of the original outrigger. Furthermore, given the proposed extension would project beyond the side elevation of the outrigger, part of the proposal would also extend 11.8m beyond the original rear wall of the main dwellinghouse. As such, the proposed development would exceed 6m and therefore fail to comply with the above criterion.**  h) the enlarged part of the dwellinghouse would have more than a single storey and –  (i) extend beyond the rear wall of the original dwellinghouse by more than 3m, or    (ii) be within 7m of any boundary of the curtilage of the dwellinghouse being enlarged which is opposite the rear wall of that dwellinghouse;  **The proposed extension would be single storey.**  i) the enlarged part of the dwellinghouse would be within 2m of the boundary of the curtilage of the dwellinghouse, and the height of the eaves of the enlarged part would exceed 3m;  **The proposed extension would be within 2m of the boundary of the curtilage; however, the height of the eaves would not exceed 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 4m in height,  (ii) have more than a single storey, or  (iii) have a width greater than half the width of the original dwellinghouse;  **The proposed extension would not extend beyond a wall forming a side elevation.**  ja) any total enlargement (being the enlarged part together with any existing enlargement of the original dwellinghouse to which it will be joined) exceeds or would exceed the limits set out in sub-paragraphs (e) to (j);  **N/A**  k) it would consist of or include –  (i) the construction or provision of a verandah, 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 development would not include any of the above.**  l) the dwellinghouse is built under Part 20 of this Schedule (construction of new dwellinghouses).  **The dwellinghouse is not built under Part 20.**  A.3 Development is permitted by Class A subject to the following conditions –  a) the materials used in any exterior work must be of a similar appearance to those used in the construction of the exterior of the existing dwellinghouse;  **The proposed rear extension would be constructed in render and Marley Modern roof tiles; however, it is unclear from the submitted information whether this would be of a similar appearance to the external facing materials of the existing dwellinghouse.**  b) any upper-floor window located in a wall or roof slope forming a side elevation of the dwellinghouse must be –  (i) obscure-glazed, and  (ii) non-opening unless the parts of the window which can be opened are more than 1.7m above the floor of the room in which the window is installed;  **The proposal does not include any first-floor windows.**  c) where the enlarged part of the dwellinghouse has more than a single storey or forms an upper storey on an existing enlargement of the original dwellinghouse, the roof pitch of the enlarged part must, so far as practicable, be the same as the roof pitch of the original dwellinghouse.  **The proposed extension would not be more than single storey.** | | | | | | | | | | | | | | |
| **Observations/Consideration of Matters Raised/Conclusion:**  Adjoining neighbours have been informed of the proposal and no objections have been received from the occupiers of the adjacent properties.  However, the proposed single storey rear extension would fail to meet the requirements of Schedule 2 Part 1 Class A of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) and therefore does not fall to be permitted development in the first instance. As such, prior approval is refused. | | | | | | | | | | | | | | |
| **RECOMMENDATION**: | | | Prior approval refused. | | | | | | | | | | | |