DELEGATED APPLICATIONS

ASSESSMENT SHEET

APPLICATION NO/ADDRESS: 10/0423 – 49 Poulters Lane

DATE OF SITE VISIT: 22/6

NEIGHBOURS CHECKED: Y

ADDITIONAL NEIGHBOUR NOTIFICATIONS (LIST ADDRESSES): None.

SITE AND SURROUNDINGS:

This application relates to a detached house on the south side of Poulters Lane. The house is not in a conservation area and it is not a listed building.

PROPOSAL

A formal determination is sought as to whether a proposed ground floor rear extension and side dormer window extension need planning permission or whether they are permitted development.

RELEVANT PLANNING HISTORY:

There are no planning records for this property.

RELEVANT PLANNING POLICIES:

None.

The Town and Country Planning (General Permitted Development) Order 1995, (as amended) is the relevant document.

REPRESENTATIONS AND RELEVANT CONSULTATION RESPONSES:

None.

HUMAN RIGHTS:

First Protocol (Protection of Property) of the Human Rights Act 1998 is relevant to this application. It is accepted that the proposal, if approved, would have some impact on the neighbouring properties. However, it is considered that the level of development proposed would not cause undue harm in terms of additional noise, disturbance and loss of privacy and that, on balance, existing residential quality of life would not be adversely affected as a result of the proposal. Accordingly it is considered that it is acceptable with regard to Article 8 and Article 1.

PLANNING ASSESSMENT:

The proposed ground floor extension is at the rear and extends from the original rear wall by 3 metres. It is 2.2 metres high to eaves, below the height of the existing eaves, and 3.2 metres high to ridge. It will have a dwarf wall with brickwork to match the house. It would not lead to more than 50% of the ground area within the curtilage of the house being covered by buildings.

The proposed ground floor extension falls within the permitted development limits set out in Schedule 2, Part 1, Class A of the Town and Country Planning (General Permitted Development) Order 1995, (as amended).

The proposed side dormer has a volume of less than 50 cubic metres (approx. 15 cubic metres). The original roof does not appear to have been extended before.

The dormer would not exceed the highest part of the existing roof, it does not extend beyond the plane of any existing roof slope which forms the principal elevation of the house and fronts a highway and it is set up from the eaves by 20com. There is no balcony, verandah or raised platform as part of the proposal.

The dormer is to be built in matching materials and the window is to be obscurely glazed and non-opening below a height of 1.7 metres from finished internal floor level.

The roof extension falls within the permitted development limits set out in Schedule 2, Part 1, Class B of the Town and Country Planning (General Permitted Development) Order 1995, (as amended).

RECOMMENDATION

Issue Certificate.

REASONS FOR RECOMMENDATION:

The proposal complies with the requirements of The Town and Country Planning (General Permitted Development) Order 1995, (as amended).

IS RECOMMENDATION CONTRARY TO LETTER (S) OF REPRESENTATION? No.

DELEGATED

Case Officer sign..... [redacted] .....Date.....13/7/10.....

Authorising C[redacted] sign..... [redacted] Date.....13.7.10.....