Expiry Date – 29/7/14

Development Control – Delegated Officer Report

Application Number: AWDM/0756/14 **Recommendation – Issue Certificate**

Site: 70 North Farm Road

Proposal: **Lawful Development Certificate for proposed single storey rear extension.**

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

This application relates to a semi detached house on the south side of North Farm Road. The property has not been extended to the rear before and a small terrace is to be removed to make way for the extension proposed.

The property is not in a conservation area and is not a listed building. There are no protected trees on the site.

Relevant Planning History

None.

Consultations

None undertaken.

Representations

None undertaken.

Relevant Planning Policies and Guidance

The Town and Country Planning (General Permitted Development) (Amendment) (No. 2) (England) Order 2008.

Planning Assessment

Under Class A a single storey extension can be added to the back of a two storey, semi detached single family dwellinghouse outside of a conservation area subject to the following limitations and conditions:

i. As a result of the works the total area of land covered by buildings within the curtilage of the house (other than the original house) would exceed 50% of the total area of the curtilage (excluding the ground area of the original house.)

ii. It would be single storey and not extend beyond the rear wall by more than 3 metres;

iii. Within 2 metres of the boundary the eaves height must not exceed 3 metres

iv. The maximum height is 4 metres;

v. It must include the provision of a verandah, balcony or raised platform;

vi. It must not involve the installation, alteration or replacement of a microwave antenna;

vii. it must not involve the installation, alteration or replacement of a chimney, flue or soil and vent pipe or

viii. an alteration to any part of the roof of the house.

ix. Materials used must be of a similar appearance to the original house.

The proposed extension involves the removal of a raised patio area first. The extension proposed has a depth of 3 metres and from natural ground level will have a height to eaves of 2.9 metres and a maximum height of 3.9 metres. It does not result in more than half the garden being covered and does not involve a platform, terrace, flue, antenna etc. or alteration of the main roof. The agent has confirmed that materials similar in appearance to the original house are to be used.

Recommendation

Approve subject to the following condition:

1. The proposal shown in drawings tp716/09, 10,11,12,14,15 validated 3/6/14 and tp716/13a received 4/7/14 complies with the requirements of Class A, Part 1 of Schedule 2 of the Town and Country Planning (General Permitted Development) (Amendment) (No. 2) (England) Order 2008.

Is recommendation contrary to any representations? N

Case Officer signed: MOK Date: 4.7.14

Authorised and signed by: PD Date: 4.7.14