

Description

Lawful development certificate for proposed single storey side extension to two storey semi-detached brick and tile dwelling house

Relevant Planning History

47338 - CONVERSION OF EXISTING FLAT ROOF TO PITCHED - Approve with Conditions 02/02/2007

52460 - Decking to rear (Retrospective Application) - RefuseRefused 01/06/2010

53138 - Decking and fencing at rear (retrospective) - Approve with Conditions 07/12/2010

Publicity

None

Statutory/Non-Statutory Consultations

None

Pre-start Conditions - None

Unitary Development Plan and Policies

<SQLDCPolicyComRep>

Issues and Analysis

The dwelling is not Listed nor is it in a Conservation Area.

There is no enforcement and the proposed development would be on land wholly owned or controlled by the applicant.

Permitted Development rights have not been removed.

The proposal would not take up more than 50% of the area of the curtilage, not including the area of the dwelling.

The side extension would not be wider than half the width of the original dwelling.

The proposed development would not extend beyond a wall which forms the principal or a side elevation of the original dwelling and fronts a highway.

The overall height of the proposal would not exceed four metres and the height to the eaves would not exceed three metres.

Having regard to the above the proposal would be lawful as it falls within the limitations of Part 1 Class A of The Town and Country Planning (General Permitted Development) (England) Order 2015.