

PLANNING APPLICATION REPORT



Application Number 15/00884/PRDE

Date Valid 20/05/2015

Item 02

Ward Plymstock Radford

Site Address 108 GREEN PARK ROAD PLYMOUTH

Proposal Single storey rear extension

Applicant Mr and Mrs J and M Clark

Application Type LDC Proposed Develop

Target Date

15/07/2015

Committee Date

Planning Committee: 02 July 2015

Decision Category Member/PCC Employee

Case Officer Isabel Roberts

Recommendation Issue Certificate - Lawful Use Cert (Pro)

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1. Description of site

108 Green Park Road is a detached dwelling located in a road of detached dwellings. The properties on the southern side of the road are single storey bungalows, a few with loft conversions and dormer windows. All of the properties on the northern side of the road are two storey, a number of which, including number 108, have front and rear dormer windows with a high pitched roof and eaves of 2.4m.

The adjacent dwelling has a rear single-storey extension which is similar to that proposed. This neighbouring property also has brought their garage forward in line with the front elevation of the property, again similar to that proposed.

2. Proposal description

Single-storey rear extension and single-storey front extension.

3. Pre-application enquiry

None

4. Relevant planning history

None

5. Consultation responses

None

6. Representations

None

7. Relevant Policy Framework

The Town and Country Planning (General Permitted Development) (England) Order 2015

8. Analysis

- I. The application is for a Lawful Development Certificate for the removal of an outside W.C and storage area to be replaced and enlarged by a single-storey rear extension to provide a larger kitchen and lounge and an indoor bathroom as well as a single-storey front extension to provide a larger garage and bring the front of the garage in-line with front elevation of the dwelling.

2. The development is considered to comply with Class A and Class B of Part 1 of Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015 for the following reasons:
 - The dwelling has always been a dwelling;
 - The proposed development will not exceed 50% of the total area of the curtilage (excluding the ground area of the original dwelling house);
 - The proposed development does not extend beyond a wall which forms the principle elevation of the original dwelling house;
 - The proposed development does not extend beyond the rear wall of the original dwelling house by more than 3 metres;
 - The proposed development does not exceed 4 metres in height;
 - The eaves of the proposed development do not exceed 3 metres;
 - The proposed development does not include the construction or provision of a veranda, balcony or raised platform;
 - The proposed development does not include the installation, alteration or replacement of a microwave antenna, chimney, flue or soil and vent pipe;
 - The cubic content of the resulting roof space does not exceed 50m³; and
 - The proposed development is not located on article 2(3) land.
3. Providing the conditions outlined within section A.3 and B.2 are complied with, the proposed development would constitute permitted development and would therefore not require planning permission.

9. Human Rights

Human Rights Act - The development has been assessed against the provisions of the Human Rights Act, and in particular Article 1 of the First Protocol and Article 8 of the Act itself. This Act gives further effect to the rights included in the European Convention on Human Rights. In arriving at this recommendation, due regard has been given to the applicant's reasonable development rights and expectations which have been balanced and weighed against the wider community interests, as expressed through third party interests / the Development Plan and Central Government Guidance.

10. Local Finance Considerations

Community Infrastructure Levy – no charge for this scheme under the current charging schedule

11. Planning Obligations

Planning obligations are not applicable for this type of application/proposal

12. Equalities and Diversities

None applicable to this application

13. Conclusions

The application is for a single storey front extension to enlarge the garage and a single storey rear extension to replace the outside W.C and storage area with an indoor bathroom and to enlarge the kitchen and lounge of the dwelling. This application is compliant with the Town and Country Planning (General Permitted Development) (England) Order 2015 Class A and B of Part 1, Schedule 2 providing the standard conditions contained within sections A.3 and B.2 are adhered to. The proposal is therefore permitted development and this Certificate of Lawfulness should be issued.

13. Recommendation

In respect of the application dated **20/05/2015** and the submitted drawings Block plan, Site plan, 30:01:2015, 30:02:2015, 30:03:2015, 30:04:2015, it is recommended to: **Issue Certificate - Lawful Use Cert (Pro)**

14. Conditions

ISSUE LAWFUL DEVELOPMENT CERTIFICATE - REASON

The proposed development is compliant with relevant classes of the Town and Country Planning (General Permitted Development) (England) Order 2015 - specifically part 1 Classes A and B. Providing the standard conditions contained in A.3 and B.2 are adhered to. The proposal is therefore Permitted Development (subject to the said standard conditions) and the Certificate of Lawfulness may be issued.

Informatives

INFORMATIVE: (NOT CIL LIABLE) DEVELOPMENT IS NOT LIABLE FOR A COMMUNITY INFRASTRUCTURE LEVY CONTRIBUTION

(1) The Local Planning Authority has assessed that this development, due to its size or nature, is exempt from any liability under the Community Infrastructure Levy Regulations 2010 (as amended).