HUNTINGDONSHIRE DISTRICT COUNCIL

25/00056/EXTDET

OFFICER REPORT

Case No: **25/00056/EXTDET** **General Permitted Development-Extensions**

Proposal: **Demolition of conservatory and replace with single story extension**

Location: **25 Beeson Close Little Paxton St Neots**

Applicant: **Mr Jamie Ashton**

Grid Ref: **518991 262525**

DESCRIPTION OF SITE AND APPLICATION

This report relates to a notification by a household to use permitted development rights within the meaning of Schedule 2, Part 1, Class A under section A.4 of The Town and Country Planning (General Permitted Development) Order 2015 (as amended), to build a single storey rear extension of no more than 6 metres in length in the case of any other dwellinghouse and the height of the eaves not to exceed 3 metres where the enlarged part of the dwellinghouse is within 2 metres of the boundary.

The site is not on article 2(3) land and is not in a site of special scientific interest.

The proposal is for a single storey rear extension with a monopitch roof, replacing an existing conservatory of similar dimensions. The proposed extension will be 4 metres deep and will be a maximum height of 2.4 metres to the eaves, increasing to 3.6 metres to the ridge. The applicant has confirmed that materials are to match the original main dwelling.

The applicant has satisfied conditions A.4.

The LPA has satisfied the requirements of paragraphs (5) and (6)

Paragraph (7) requires that where any occupier or owner of any adjoining premises objects to the proposed development, the prior approval of the LPA is required as to the impact of the proposed development on the amenity of any adjoining premises.

CONSULTATIONS

Neighbouring properties have been consulted on the proposal with one comment received from no. 23 Beeson Close. Comments are summarised below:
- The wall of the current structure (conservatory) forms part of the boundary treatment. The change in structure will require a new post to steady the fence.
- There are a number of plants and trellises attached to the wall. Preference is for the wall to be retained and incorporated into the new structure or developed as a standalone feature.
- The neighbour welcomes a discussion with the applicant.

Officer comment - the comments from the neighbouring property are noted. It is noted that they relate to the construction detail of the proposal and are not an objection to the development of a rear extension in this location.

SUMMARY OF ISSUES

The history of the site has been checked and permitted development rights in relation to the development of a rear extension are intact.

The proposed extension conforms to points (a) through (e) and points (i), and (k) under Schedule 2, Part 1, Class A.1. The proposed extension is less than 6 meters in depth and less than 4 metres in height and therefore, complies with point (g). Overall, the proposed extension complies with the relevant criteria and therefore, constitutes permitted development. It is noted that the neighbour comment relates to the construction detail of the proposal rather than the actual erection of a rear extension in that location. The applicant is advised to discuss the proposal with their adjoining neighbour.

No further information is required in this case in order for the Local Planning Authority to consider the impact of the proposal on the residential amenities of any adjoining premises.

Conclusion:
Overall, is it considered that the prior approval of the Local Planning Authority will not be required in this instance.

The proposal satisfies the criteria of Schedule 2, Part 1, Class A of the Town and Country Planning (General Permitted Development) Order 2015 (as amended) and therefore constitutes permitted development and does not require an application for planning permission.

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CONTACT OFFICER:
Enquiries about this report to **Olivia Manton**