HUNTINGDONSHIRE DISTRICT COUNCIL

25/00171/CLPD

OFFICER REPORT

Case No: **25/00171/CLPD** **Certificate of Lawfulness proposed**

Proposal: **Proposal for a single storey rear extension, with a projection of 1.85m.**

Location: **8 Wordsworth Avenue Eaton Ford St Neots**

Applicant: **Mr Bush**

Grid Ref: **517705 260483**

DESCRIPTION OF SITE AND APPLICATION

The application site at 8 Wordsworth Avenue is occupied by a two-storey detached dwellinghouse located within a residential area in Eaton Ford. There are no constraints relative to the site.

A Certificate of Lawful (Proposed) Development is sought for the erection of a single storey rear extension, with a projection of 1.85m.

Officers have reviewed the planning history for the site and can find no evidence that Permitted Development Rights have been removed, nor are there any Article 4 directions in place.

In order for the proposed development to be considered, the criteria outlined in Schedule 2, Part 1, Class A of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) must be met and this is assessed below.

NATIONAL GUIDANCE

The Town and Country Planning Act 1990

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

RELEVANT PLANNING HISTORY

15/00336/FUL - To replace the flat roof above the porch and garages with a pitched roof (Permission)

CONSULTATIONS

No consultations - Certificate of lawful permitted development

REPRESENTATIONS

None

PLANNING ASSESSMENT

* Development within the curtilage of a dwellinghouse

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Schedule 2 - Part 1 - Class A of The Town and Country Planning (General Permitted Development) (England) Order 2015 (As Amended) permits the enlargement, improvement or other alteration of a dwellinghouse, subject to certain criteria set out within the Order. The proposed development of a single storey rear extension as indicated on plans "Proposed Elevations" and "Proposed Floor and Roof Plans" would be permitted as it falls within the definition of the enlargement of a dwellinghouse and because the following additional tests are satisfied:

a) permission to use the dwellinghouse as a dwellinghouse has been granted only by virtue of Class G, M, MA, N, P, PA or Q of Part 3 of this Schedule (changes of use);

Officer Assessment: Compliant

b) as a result of the works, the total area of ground covered by buildings within the curtilage of the dwellinghouse (other than the original dwellinghouse) would exceed 50% of the total area of the curtilage (excluding the ground area of the original dwellinghouse);

Officer Assessment: Compliant

c) the height of the part of the dwellinghouse enlarged, improved or altered would exceed the height of the highest part of the roof of the existing dwellinghouse;

Officer Assessment: Compliant

d) the height of the eaves of the part of the dwellinghouse enlarged, improved or altered would exceed the height of the eaves of the existing dwellinghouse;

Officer Assessment: Compliant

e) the enlarged part of the dwellinghouse would extend beyond a wall which—
i. forms the principal elevation of the original dwellinghouse; or
ii. fronts a highway and forms a side elevation of the original dwellinghouse;

Officer Assessment: Compliant

f) subject to paragraph (g), the enlarged part of the dwellinghouse would have a single storey and—
i. extend beyond the rear wall of the original dwellinghouse by more than 4 metres in the case of a detached dwellinghouse, or 3 metres in the case of any other dwellinghouse, or
ii. exceed 4 metres in height;

Officer Assessment: Compliant

g) For a dwellinghouse not on article 2(3) land nor on a site of special scientific interest, the enlarged part of the dwellinghouse would have a single storey and—
i. extend beyond the rear wall of the original dwellinghouse by more than 8 metres in the case of a detached dwellinghouse, or 6 metres in the case of any other dwellinghouse, or
ii. exceed 4 metres in height;

Officer Assessment: Compliant

h) the enlarged part of the dwellinghouse would have more than a single storey and—
i. extend beyond the rear wall of the original dwellinghouse by more than 3 metres,
ii. be within 7 metres of any boundary of the curtilage of the dwellinghouse being enlarged which is opposite the rear wall of that dwellinghouse;

Officer Assessment: Compliant

i) the enlarged part of the dwellinghouse would be within 2 metres of the boundary of the curtilage of the dwellinghouse, and the height of the eaves of the enlarged part would exceed 3 metres;

Officer Assessment: Compliant

j) the enlarged part of the dwellinghouse would extend beyond a wall forming a side elevation of the
original dwellinghouse, and would—
i. exceed 4 metres in height,
ii. have more than a single storey, or
iii. have a width greater than half the width of the original dwellinghouse;

Officer Assessment: Compliant

ja) any total enlargement (being the enlarged part together with any existing enlargement of the original dwellinghouse to which it will be joined) exceeds or would exceed the limits set out in sub-paragraphs (e) to (j);

Officer Assessment: Compliant

k) it would consist of or include—
i. the construction or provision of a verandah, balcony or raised platform,
ii. the installation, alteration or replacement of a microwave antenna,
iii. the installation, alteration or replacement of a chimney, flue or soil and vent pipe,
iv. an alteration to any part of the roof of the dwellinghouse

Officer Assessment: Compliant

l) the dwellinghouse is built under Part 20 of this Schedule (construction of new dwellinghouses).

Officer Assessment: Compliant

A.2 In the case of a dwellinghouse on article 2(3) land, development is not permitted by Class A if—

(a)it would consist of or include the cladding of any part of the exterior of the dwellinghouse with stone, artificial stone, pebble dash, render, timber, plastic or tiles;

(b)the enlarged part of the dwellinghouse would extend beyond a wall forming a side elevation of the original dwellinghouse; or

(c)the enlarged part of the dwellinghouse would have more than a single storey and extend beyond the rear wall of the original dwellinghouse;

(d) any total enlargement (being the enlarged part together with any existing enlargement of the original dwellinghouse to which it will be joined) exceeds or would exceed the limits set out in sub-paragraphs (b) and (c).

Officer Assessment: Compliant. The dwellinghouse is not on article 2(3) land

A.3 - Conditions

a) the materials used in any exterior work (other than materials used in the construction of a conservatory) must be of a similar appearance to those used in the construction of the exterior of the existing dwellinghouse;

Officer Assessment: Materials to be used are not specified. A condition will be applied to ensure that the proposed materials match existing in order to comply.

b) any upper-floor window located in a wall or roof slope forming a side elevation of the dwellinghouse must be—
i. obscure-glazed, and
ii. non-opening unless the parts of the window which can be opened are more than 1.7 metres above the floor of the room in which the window is installed; and

Officer Assessment: Compliant

c) where the enlarged part of the dwellinghouse has more than a single storey, or forms an upper storey on an existing enlargement of the original dwellinghouse, the roof pitch of the enlarged part must, so far as practicable, be the same as the roof pitch of the original dwellinghouse.

Officer Assessment: Compliant

Therefore, the proposed development of a single storey rear extension as shown in plans "Proposed Elevations" and "Proposed Floor and Roof Plans" received by the Local Planning Authority on 29th January 2025 would fall within the definition and conditions attached to Schedule 2 - Part 1 - Class A.

*Conclusion

The proposed single storey rear extension as shown in plans "Proposed Elevations" and "Proposed Floor and Roof Plans" accords with the criteria and conditions set out in Schedule 2, Part 1, Class A of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended). The development is considered to be permitted development and is therefore granted planning permission by virtue of Article 3 of this Order, subject to the condition that any materials used in exterior work shall be of similar appearance to those used in the construction of the existing dwellinghouse. An application for planning permission is not required.

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CONTACT OFFICER:
Enquiries about this report to **Josh France**