OFFICER REPORT

Case No: **25/00556/EXTDET** **General Permitted Development-Extensions**

Proposal: **Erection of single storey rear extension**

Location: **45 Bascraft Way Godmanchester Huntingdon**

Applicant: **Mr Michael Bullivant**

Grid Ref: **525259 270123**

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Case No: 25/00556/EXTDET General Permitted Development-Extensions

Proposal: Single storey rear extension (extends beyond the rear wall by 4 metres, maximum height of 3 metres and height of 2.95 metres to eaves).

Location: 45 Bascraft Way Godmanchester PE29 2EG
Applicant: Mr M Bullivant

Grid Ref: 525259 270123

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 flat roof. The proposed extension will be 4 metres deep and will be a maximum height of 2.95 metres to the eaves, increasing to 3 metres to the ridge. The application form confirms 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 objection received from no. 47 Bascraft Way. Comments are summarised below:
- Concern about the size of the extension, as whilst it is at the rear of the application property, it is to the front of the neighbouring property.
- Concern regarding the height and length of the extension as it will breach the 45 degree rule and result in significant reduction in natural light to the front of the property, particularly in winter.

Officer comment - The proposed rear extension is 4 metres deep with a flat roof. Due to the orientation of the neighbouring property the proposed extension will impact the front living room of the neighbouring property to the north-east (no.47). It is considered that the depth of the proposal will have a detrimental impact upon the residential amenity of habitable space causing significant overshadowing, loss of light and a loss of outlook. Therefore, it is recommended that prior approval is sought from the Local Planning Authority for this proposed development.

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.

However, given that this is a larger homes extension application, the local planning authority must notify each adjoining owner or occupier of the proposed development and where any objections are received, the prior approval of the local planning authority is required as to the impact of the proposed development on the amenity of the any adjoining premises, as stated at A.4 (7) & (9).

In this instance, it is considered that the proposal would have a significant detrimental impact on the residential amenity of neighbouring properties, in terms of overshadowing, loss of light and outlook. Therefore, overall, the proposed extension does not comply with the relevant criteria in line with GDPO regulations and prior approval from the Local Planning Authority is required.

The applicant is invited to re-submit the proposal as a householder application (HHFUL) in order for the Local Planning Authority to consider the impact of the proposal by virtue of design.

Conclusion:
Overall, is it considered that the prior approval of the Local Planning Authority will be required in this instance.

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