HUNTINGDONSHIRE DISTRICT COUNCIL

24/02309/CLPD

OFFICER REPORT

Case No: **24/02309/CLPD** **Certificate of Lawfulness proposed**

Proposal: **Demolition of existing conservatory and erection of single storey rear extension.**

Location: **15 Christie Drive Huntingdon PE29 6JD**

Applicant: **Dr Edward Wu**

Grid Ref: **522098 272243**

DESCRIPTION OF SITE AND APPLICATION

This application is for a Certificate of Lawful (Proposed) Development for works relating to the demolition of an existing conservatory and proposed new rear extension at 15 Christie Drive, Hinchingbrooke, Huntingdon. The proposed site is a two-storey detached dwellinghouse situated in flood zone 1 and there are no heritage assets in the immediate locality.

The site does not have any relevant constraints and permitted development rights remain intact.

The plans submitted for the proposed development, reference "24-601-05 and 24-601-02C" received by the Local Planning Authority on 10th December 2024, indicate that the proposed rear extension will extend beyond the rear elevation of the original dwellinghouse by 4 metres, and a width of 8.45 metres and a height of 2.78 metres excluding the roof light which will add an additional .6 metres.

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

No planning history relevant to this application.

CONSULTATIONS

No consultations required.

REPRESENTATIONS

None

SUMMARY OF ISSUES

The proposed single storey rear extension must be assessed against The Town and Country Planning (General Permitted Development) (England) Order 2015 (As Amended) to determine

whether the proposals are 'permitted development' or would require an application to be submitted for planning permission.

Schedule 2 - Part 1 - Class A of The Town and Country Planning (General Permitted Development) (England) Order 2015 (As Amended) permits extensions subject to certain criteria set out within the Order. The proposed development of a single storey rear extension to the dimensions indicated on, "24-601-05 and 24-601-02C" received by the Local Planning Authority on 10th December 2024, would be permitted as it falls within the definition of an enlargement, improvement or other alteration of a dwellinghouse and because the following additional tests are satisfied:

a) The dwellinghouse was not granted permission under Class G,M,MA,N,P, PA or Q of Part 3 of this schedule (Changes of Uses)

b) The resultant works proposed in plan references "24-601-05 and 24-601-02C" received by the Local Planning Authority on 10th December 2024, would not exceed 50% of the total area of the curtilage of the dwelling house (excluding the area of the original dwellinghouse)

c) The height of the proposed development would not exceed the highest part of the roof of the existing dwellinghouse

d) The height of the eaves of the proposed development would not exceed the eaves of the existing dwellinghouse

e) The proposed development would not extend beyond a wall which forms the principal elevation, does not front a highway and form a side elevation of the original dwellinghouse

f) The proposed development would have a single storey and would not extend beyond the rear wall of the original dwellinghouse by more than 4 metres and the maximum height does not exceed 4 meters in height

g) The proposed development consists of a single storey and would not extend beyond the rear wall of the original dwellinghouse by more than 8 metres and the maximum height does not exceed 4 meters in height

h) The proposed development consists of a single storey

i) The proposed development would be within 2 metres of the boundary but the height of the eaves does not exceed 3 metres.

j) The proposed development would not extend beyond the wall forming a side elevation of the original house and exceed 4 metres in height or have more than one storey or have a greater width that half the original dwelling.

ja) the total enlargement (being the enlarged part together with any existing enlargement of the original dwellinghouse to which it will be joined) would not exceed the limits set out in sub-paragraphs (e) to (j)

k) The development does not consist of or include the construction or provision of a verandah, balcony or raised platform, the installation, alteration or replacement of a microwave antenna, the installation, alteration or replacement of a chimney, flue or soil and vent pipe, or an alteration to any part of the roof of the dwellinghouse.

l) the dwellinghouse in not built under Part 20 of this schedule (Construction of New dwellinghouses)

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Development under Schedule 2 - Part 1 - Class A of The Town and Country Planning (General Permitted Development) (England) Order 2015 (As Amended) are subject to the following relevant condition.

Development is permitted by Class A subject to the following 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;

The proposed development indicated on "24-601-05 and 24-601-02C" received by the Local Planning Authority on 10th December 2024, would be permitted provided the materials used in the proposed development are similar appearance to those used in the construction of the existing dwellinghouse other than the materials used in the conservatory.

Therefore, the proposed development of a single storey rear extension as detailed in plan references "24-601-05 and 24-601-02C" received by the Local Planning Authority on 10th December 2024, satisfies the criteria attached to Schedule 2 - Part 1 - Class A.

Therefore, Officers consider the proposed development would be permitted subject to compliance with the conditions set out in Schedule 2 - Part 1 - Class A.

CONCLUSION
In conclusion, the proposed works on submitted plan reference "24-601-05 and 24-601-02C" received by the Local Planning Authority on 10th December 2024, relating to the erection of a single storey rear extension is considered to be permitted within the meaning of Class A, Part 1, Schedule 2 of the Town and Country Planning (General Permitted Development) Order 2015 (amended) 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 (except those used for the conservatory).

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CONTACT OFFICER:
Enquiries about this report to **Andrea Dollard**