HUNTINGDONSHIRE DISTRICT COUNCIL

25/00752/EXTDET

OFFICER REPORT

Case No: **25/00752/EXTDET** **General Permitted Development-Extensions**

Proposal: **Proposed flat roof rear extension**

Location: **31 King Street Somersham Huntingdon**

Applicant: **Kate McGowan**

Grid Ref: **536002 278281**

DESCRIPTION OF SITE AND APPLICATION

The application site at 31 King Street is occupied by a single storey detached bungalow located within a residential area in Somersham. The site falls within Flood Zone 1 of the Environment Agency's Flood Map for Planning and there are no constraints relative to the site.

The proposal is for the erection of a single storey rear extension which measures approximately 15 metres wide and extends a maximum of 5 metres deep beyond the rear wall. The proposal consists of a flat roof with a maximum height of 2.4 metres. This is an application under the 'larger home extensions scheme' detailed under Schedule 2, Class A, Part A.4 of the Town and Country Planning (General Permitted Development) (England) 2015 (as amended).

If objections are received from occupiers of adjacent property or land, then the Local Planning Authority are required to assess the development as if it were a planning application. At the time of writing this report no representations have been received and so the application has been assessed in accordance with permitted development regulations.

While the permitted development rights of the property have not been removed, 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.

PLANNING HISTORY

8100778OUT - Residential development off Bishops Road Somersham (Permission)

REPRESENTATIONS

None received at the time of determination.

PLANNING ASSESSMENT

* Development within the curtilage of a dwellinghouse

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 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 comment: 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 comment: 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 comment: 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 comment: 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 comment: 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 comment: Not applicable. See Paragraph g) below:

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 comment: 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 comment: Not applicable - the proposed extension is single storey.

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 comment: Compliant - whilst the enlarged part of the dwellinghouse is within 2 metres of the boundary of the application site, the eaves of the proposed extension do not exceed 3 metres.

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 comment: Compliant - the enlarged part of the dwellinghouse does not extend beyond a wall forming the side elevation of the original dwellinghouse.

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 comment: 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 comment: Not applicable.

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

Officer comment: Not applicable.

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 comment: Not applicable. 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 comment: Due to the lack of information regarding the proposed use of materials, it is considered necessary to ensure that that the proposed materials match existing in order to comply with the above.

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

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 comment: Not applicable.

CONCLUSION

Overall, it is considered that the prior approval of the Local Planning Authority will not be required in this instance. The proposal complies with the requirements of Schedule 2, Part 1, Class A of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) and therefore constitutes permitted development and does not require an application for planning permission. It should be noted that it remains for the development to be completed in accordance with the requirements of Schedule 2, Part 1, Class A.

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