HUNTINGDONSHIRE DISTRICT COUNCIL

25/00636/CLPD

OFFICER REPORT

Case No: **25/00636/CLPD** **Certificate of Lawfulness proposed**

Proposal: **Single storey rear extension**

Location: **2 Abbey Road Ramsey Huntingdon**

Applicant: **Mr Matt Day**

Grid Ref: **529297 284800**

DESCRIPTION OF SITE AND APPLICATION

This application relates to a semi-detached dwellinghouse in Ramsey.

This application is for a Certificate of Lawful (proposed) Development for the erection of a single storey extension to the rear of the dwelling.

NATIONAL GUIDANCE

Town and Country Planning Act 1990

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

RELEVANT PLANNING HISTORY

None relevant

There are no Article 4 Directions in place and the dwelling pre-dates the limitation of permitted development rights. As such, permitted development rights are considered to be intact.

CONSULTATIONS

N/A

REPRESENTATIONS

N/A

SUMMARY OF ISSUES

The proposed alterations must be assessed against the GPDO 2015 (Amended) to determine whether the alterations are 'permitted development' or would require an application to be submitted for planning permission.

Class A, Part 1, Schedule 2 Article 3 of the Town & Country Planning (General Permitted Development) Order 2015 (Amended) permits extensions subject to certain criteria set out within the Order. The proposed alterations would be permitted because the following 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 comments - Details accord.

b) the area of ground covered by buildings, together with that of the original dwelling, would exceed 50% of the total area of the curtilage.

Officer comments - Details accord.

c) the height of the part of the dwellinghouse enlarged etc. would exceed the height of the highest part of the roof of the existing dwelling house.

Officer comments - Details accord.

d) the height of the eaves of the parts of the dwelling house enlarged etc. would exceed the height of the eaves of the existing dwelling.

Officer comments - Details accord.

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 comments - Details accord.

f) the enlarged part of the dwellinghouse would have a single storey

and—

(i) would 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) would exceed 4 metres in height.

Officer comments - Details accord.

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 comments - Not applicable. Whilst the dwelling is on Article 2(3) land it does not exceed the limits set out above.

(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, or

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 comments - Not applicable.

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

Officer comments - Details accord.

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 comments - Not applicable - the extended section does not extend beyond a wall forming a side elevation.

(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 comments - Details accord.

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, or (iv) an alteration to any part of the roof of the dwellinghouse.

Officer comments - Details accord.

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

Officer comments - Details accord.

A2 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 comments - Details accord. Whilst on Article 2(3) land it does not exceed the limits set out above. Materials to match shall be conditioned.

Conclusion

The works proposed are therefore considered to be permitted development 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.

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CONTACT OFFICER:
Enquiries about this report to **Kevin Simpson**