HUNTINGDONSHIRE DISTRICT COUNCIL

25/00265/EXTDET

OFFICER REPORT

Case No: **25/00265/EXTDET** **General Permitted Development-Extensions**

Proposal: **Proposed single storey rear flat roof extension.**

Location: **26A Mill Hill Road Eaton Ford St Neots**

Applicant: **Mr Andy Drumgold**

Grid Ref: **517592 260223**

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 - Section A.4 of The Town and Country Planning (General Permitted Development) Order 2015 (as amended).

The proposal seeks to build a single storey rear extension, with a monopitch roof and two roof lights, of no more than 6 metres in length and the height does not exceed 4 metres. The site is not on article 2(3) land and is not in a site of special scientific interest.

The proposed extension will be 5 metres deep and will be a maximum height of 3.1 metres.
The applicant has satisfied conditions A.4 and the LPA has satisfied the requirements of paragraphs (5) and (6) Paragraph (7) requiring any occupier or owner of any adjoining premises to be notified of the proposed development. Should there be any objections received, the prior approval of the LPA is required as to the impact of the proposed development on the amenity of any adjoining premises.

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

The below neighbouring properties have been consulted;
34 Constable Avenue, Eaton Ford
36 Constable Road, Eaton Road
26 Mill Hill Road, Eaton Ford
28 Mill Hill Road, Eaton Ford

REPRESENTATIONS

No representations have been received.

SUMMARY OF ISSUES

The history of the site has been checked and permitted development rights are intact.

The proposed extension conforms to points (a) through (e) and points (i) through to (l) under Schedule 2 - Part 1 - Class A.1.

The proposed extension is considered to comply with the relevant criteria and therefore, constitutes permitted development.

No representations of objection have been made at the time of determination and no further information is required in this case in order for the Local Planning Authority to consider the impact of the proposal on the residential amenities of any adjoining premises. Therefore, the prior approval of the Local Planning Authority will not be required.

CONCLUSION

Overall, is it considered that the prior approval of the Local Planning Authority will not be required in this instance. The proposal satisfies the criteria of Schedule 2, Part 1, Class A of the Town and Country Planning (General Permitted Development) 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 **Andrea Dollard**