HUNTINGDONSHIRE DISTRICT COUNCIL

24/02310/CLPD

OFFICER REPORT

Case No: **24/02310/CLPD** **Certificate of Lawfulness proposed**

Proposal: **Single storey flat roof extension to match existing shower room section.**

Location: **57 Stow Road Spaldwick Huntingdon**

Applicant: **Mrs Jeanette Wimbleton**

Grid Ref: **512535 272551**

DESCRIPTION OF SITE AND APPLICATION

This application is for a Certificate of Lawful (Proposed) Development for proposed new rear extension at 57 Stow Road, Spaldwick. There are no heritage assets in the immediate locality.

The site does not have any relevant constraints however permitted development rights for Schedule 2 - Part - 1 - Class A have been removed by condition 4 of planning permission 1001101FUL.

The plans submitted for the proposed development, reference "106,202,303,302 and 103received 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 3.74 metres and a height of 2.6 metres excluding the roof light which will add an additional .22 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

1001101FUL - Demolition of existing dwelling and outbuildings, erection of replacement dwelling and two new dwellings and garaging - Permission - 16.12.2010

CONSULTATIONS

No consultations required.

REPRESENTATIONS

None

SUMMARY OF ISSUES

Officers have reviewed planning permission reference 1001101FUL for the demolition of existing dwelling and outbuildings, erection of replacement dwelling and two new dwellings and garaging granted permission with conditions on 16.12.2010.

Condition 4 states "Notwithstanding the provisions of the Town and Country Planning (General Permitted Development)(Amendment) (No2) (England) Order 2008 Schedule 2 Part 1 classes A,B.D.E and F (or any Order revoking or re-enacting that order with or without modification) the dwellings hereby approved shall not be extended or otherwise altered; no garages or other detached structures shall be erected; no windows/dormer windows other than those expressly authorised by this permission, shall be constructed without the prior consent of the Local Planning Authority.

For the reason - To control any further development and ensure that the form and scale of the buildings do not significantly change thereby resulting in conflict with Policy H26 of the Huntingdonshire Local Plan 1995 and Policy H5 of the Development Management DPD.
Therefore, Officers consider the proposed development would not be permitted under Schedule 2 - Part 1 - Class A as these permitted development rights have been removed by Condition 4 of planning permission 1001101FUL.

CONCLUSION

In conclusion, the proposed works on submitted plan reference "106,202,303,302 and 103 received by the Local Planning Authority on 10th December 2024, relating to the erection of a single storey rear extension is not 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) as these permitted development rights have been removed by Condition 4 of planning permission 1001101FUL.

Planning permission is therefore required.

If you would like a translation of this document, a large text version or an audio version, please contact us on 01480 3883424 and we will try to accommodate your needs.

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