DELEGATED REPORT

FILE REFERENCE: HNT/2016/0019

MAIN ISSUES:

Whether or not the proposed extension complies with Class A of Part 1 of the GPDO and can be built under "Permitted Development" (i.e. not requiring planning permission).

PUBLICITY/REPRESENTATIONS:

None.

CASE OFFICER ASSESSMENT:

The GPDO (2015) allows single storey rear extensions for detached dwellings to be built up to 6.0 metres (for non-detached dwellings) from the rear wall without needing full planning permission, providing that the other parts of Class A of Part 1 of the GPDO are complied with and providing that the works are complete by 30th May 2019. However, GPDO requires the applicant to notify the Council of any such extensions that project between 3.0 and 6.0 metres from an original rear wall of the dwelling and have a height not exceeding 4.0 metres. In this case, a single-storey extension is proposed to be added to an original rear wall of the dwelling with a maximum projection of 6.0 metres.

However, as well as needing to comply with Class A1(g), relating to large single-storey rear extensions, the extension also projects from an original side wall (the side wall of an original rear outrigger) and therefore must also comply with Class A1(j) of the GPDO relating to side extensions. This states that the enlargement of the dwelling must not exceed half the width of the original house. The proposed extension would span almost the whole width of the original dwelling and therefore would not comply with Class A1(j) and therefore cannot benefit from a Large House Extension Prior Notification approval. A full planning application for planning permission will be needed for the proposal.

An extension is also planned for the adjacent property, No.139 which is a "mirror" image of the one proposed for No.137 with the same dimensions. This also formed part of a separate Large House Extension application submitted at the same time as this current application and for the same reasons as above, has also been refused "Prior Approval" (ref: HNT/2016/0020).

RECOMMENDATION:

REFUSAL OF PRIOR APPROVAL

Date 21/06/2016 **Signed** _____
Chris Johnston

DEVELOPMENT CONTROL MANAGER COMMENTS:

Date **Signed** _____