

PLANNING COMMITTEE: 25th September 2018
DEPARTMENT: Planning Service
HEAD OF PLANNING: Peter Baguley

APPLICATION REF: N/2018/1124

LOCATION: 75 Holly Road

DESCRIPTION: Prior Notification of Larger Home Extension. Dimensions (a) 3.54m
(b) 3.7m (c) 2.4m

WARD: Abington Ward

APPLICANT: Mr Arthur McCutcheon
AGENT: Mr Gordon Cole

REFERRED BY: Head of Planning
REASON: Applicant is a Council Member

DEPARTURE: No

APPLICATION FOR DETERMINATION:

1 RECOMMENDATION

1.1 That the Authority's **PRIOR APPROVAL NOT REQUIRED** for the following reason:

There have been no neighbour objections and no permitted development rights have been removed. Therefore, the proposal can proceed under permitted development by virtue of Part 1 Class A of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).

2 THE PROPOSAL

- 2.1 The current application is a notification for prior approval for larger home extension for a single storey rear extension, which will include the demolition of the existing garden room.
- 2.2 The proposed single storey rear extension will be 3.535m deep and 3.372m wide and will replace the existing sun room. The proposed extension will have a pitched roof with the proposed eaves at 2.365m height and the highest part will be 3.682m high.
- 2.3 The materials proposed would be reclaimed brickwork to match existing brickwork in colour, texture and mortar joints and natural slate roof will match existing roof.

3 SITE DESCRIPTION

3.1 The application site consists of a traditional, mid-terraced property. There is an existing sun room to the rear of the property, which will be demolished as a part of the current proposal.

3.2 The local area is predominantly residential with terraced properties on either side of the road.

4 PLANNING HISTORY

4.1 None. Permitted development rights are intact.

5 PLANNING POLICY

5.1 No policies are relevant here.

5.2 The application is assessed under the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015.

6 REPRESENTATIONS

6.1 Adjoining neighbours were consulted and no representation received.

7 APPRAISAL

7.1 The main issues under the current application are:

- Whether or not the applicant requires prior approval to undertake the work proposed.
- Whether the works are within the scope of Class A of the General Permitted Development Order.

7.2 Design and appearance of the proposed extension and impact on the residential amenity are not assessed as part of the current application.

7.3 As stipulated in the legislation, upon receiving the current application the Local Planning Authority consulted 2 adjoining neighbouring properties, allowing them 21 days to comment.

7.4 In this period, the Local Planning Authority has not received any comments and under the legislation, the Council has no scope to assess the scheme and the proposal is deemed acceptable.

8 CONCLUSION

8.1 There have been no neighbour objections and no permitted development rights removed, the proposal can proceed under permitted development by virtue of Part 1 Class A of the General Permitted Development Order 2015 (as amended). Therefore, prior approval is not required.

9 BACKGROUND PAPERS

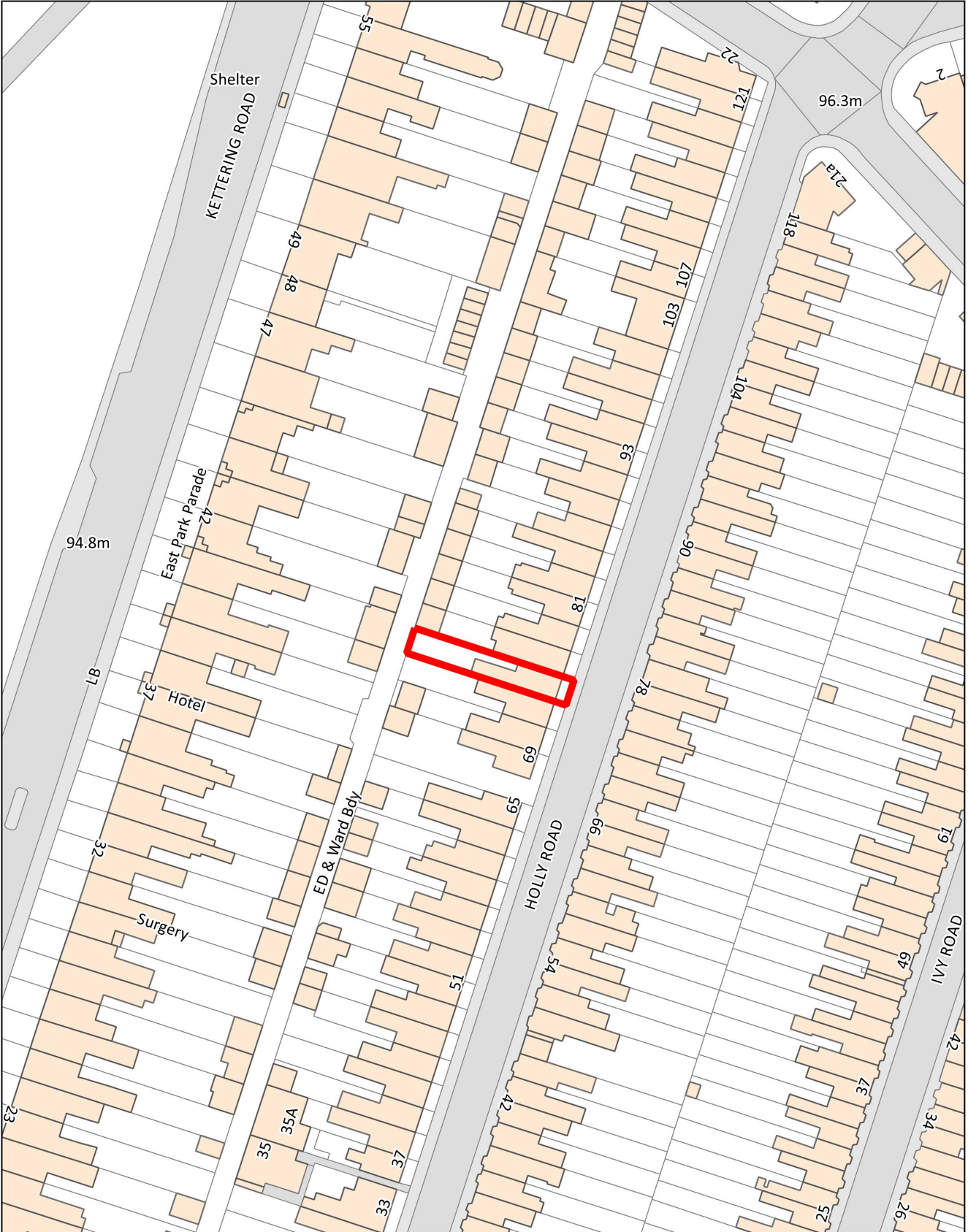
9.1 N/2018/1124.

10 LEGAL IMPLICATIONS

10.1 The development is not CIL liable.

11 SUMMARY AND LINKS TO CORPORATE PLAN

11.1 In reaching the attached recommendations regard has been given to securing the objectives, visions and priorities outlined in the Corporate Plan together with those of associated Frameworks and Strategies.



Title: **75 Holly Road**

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Date: 05-09-2018

Scale: 1:1.000

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