

**PLANNING COMMITTEE:** 19 February 2019  
**DEPARTMENT:** Planning Service  
**HEAD OF PLANNING:** Peter Baguley

**APPLICATION REF:** N/2018/1534

**LOCATION:** 67 Ringway

**DESCRIPTION:** Prior Notification for Larger Home Extension. Dimensions a) 5m b) 3.1m c) 2.7m

**WARD:** Delapre & Briar Ward

**APPLICANT:** Miss Holly Maddison  
**AGENT:** N/A

**REFERRED BY:** Head of Planning  
**REASON:** Council owned land

**DEPARTURE:** No

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#### **APPLICATION FOR DETERMINATION:**

#### **1 RECOMMENDATION**

1.1 That the Authority grants **PRIOR NOTIFICATION APPROVAL** for the following reason:

The concerns raised by the neighbour has been considered. The proposed extension is considered acceptable and would not adversely impact on residential amenity. Prior approval is therefore required and granted under the provisions 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 repositioning of the boundary fence between the application site and the adjacent neighbour.

2.2 The proposed single storey rear extension will be 5m deep and 8.5m wide. The proposed extension will have a flat roof with the proposed eaves at 2.7m height with the highest part at 3.1m above ground level.

2.3 The external materials proposed would be wood cladding to match existing.

#### **3 SITE DESCRIPTION**

3.1 The application site consists of a semi-detached property with wood cladding and hanging tile finish with side brick gable. There is a large front garden with an iron railing separating the site boundary from the highway with a public footpath to the side. The rear garden has a 2.5m high boundary wall to the side with a 1.8m high boundary fence to the rear and side.

3.2 The local area is predominantly residential terraced properties with the occasional semi-detached. The property faces a main road with close proximity to a canal and towpath.

#### **4 PLANNING HISTORY**

4.1 No relevant planning history. 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 The adjoining neighbour was consulted and one representation has been received raising concerns on the following grounds:

- Do not believe that the proposal is within the site boundary and may encroach on their own property boundary.
- That the extension is proposed to be built over a waste pipe and they would like reassurance that this is satisfactory.
- That no plan has been submitted for the safe removal of any asbestos on site.

#### **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 Part 1 Schedule 2 of the General Permitted Development Order 2015 (as amended).

7.2 As stipulated by the legislation, upon receiving the current application, the Council consulted 1 adjoining neighbouring property, allowing them 21 days to comment. Following initial consultation, the adjoining neighbour had no objection to the proposal but enquired about the position of the boundary fence. The proposal was revised subsequently to confirm the position of the boundary fence and the adjoining neighbour was re-consulted.

7.3 Following a revision received on 21<sup>st</sup> December 2018, the adjoining neighbour again raised concerns over the accuracy of the measurements. A second site visit was carried out and the proposed position of the extension was marked. A further revision was submitted on 4<sup>th</sup> January 2019 correcting measurements on the application form and plan. A further consultation was carried out on 14<sup>th</sup> January 2019.

7.4 Further comments have been received from the neighbour expressing concerns about the position of the boundary fencing. The submitted drawings are to scale and have clearly shown the position of the proposed extension and the new boundary fencing. In any event, the boundary fence could be erected without planning permission. The issue of building over waste pipe will be covered by Building Regulations and the removal of any asbestos on site is the responsibility of the owners and covered by other Health and Safety Legislations.

7.5 It is considered that the proposed extension is acceptable and would not adversely impact on residential amenity of adjoining neighbours. It is recommended that Prior Approval is required and to be granted.

## **8 CONCLUSION**

8.1 There have been neighbour comments received. However, it is considered that the proposal is acceptable and would not adversely impact on residential amenity. Therefore, prior approval is required and granted.

## **9 BACKGROUND PAPERS**

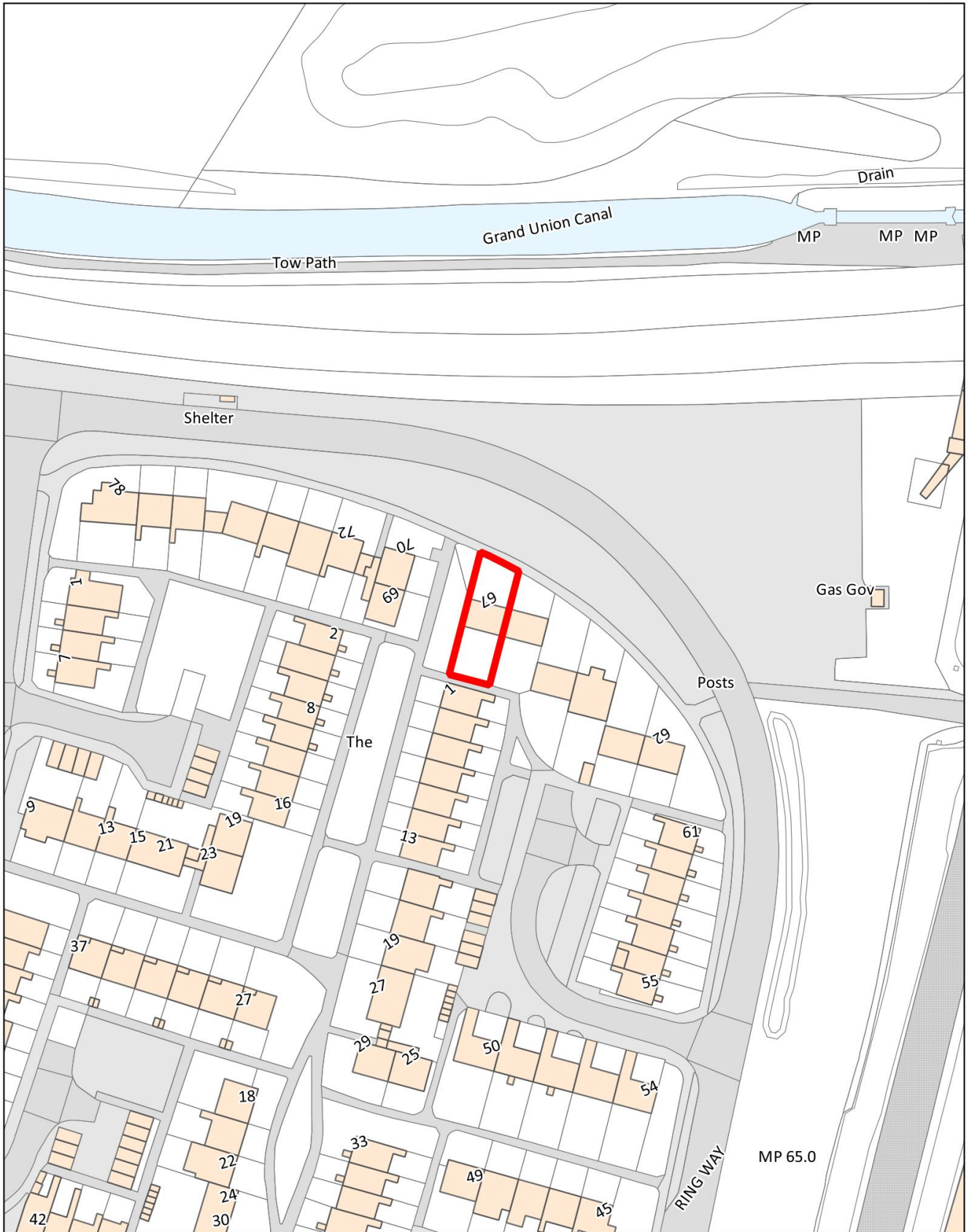
9.1 None.

## **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: **67 Ringway**

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Date: 08-01-2019

Scale: 1:1,000

Drawn by: -----