

PLANNING COMMITTEE – 1 JUNE 2021

Application No:	21/00936/HPRIOR	
Proposal:	Householder prior approval for single storey rear extension. The length that the extension extends beyond the rear wall of the original house: 6.38 metres Eaves height of the extension: 2.4 metres Maximum height of the extension: 3 metres	
Location:	1 Beacon Hill Road, Newark on Trent, NG24 1NT	
Applicant:	Clare Walker	
Registered :	22 April 2021	Target Date: 3 June 2021
Website Link:	https://publicaccess.newark-sherwooddc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=QRYFGBLB04Q00	

In line with the Constitution the application is referred to members of the Planning Committee for determination as the applicant is an officer of the Council.

The Site

The application site comprises of a two storey detached dwelling within the defined Newark Urban Area. The dwelling is set back from the highway by approximately 16 metres, allowing for off road parking and also benefits from modest front and rear garden areas. The site is adjoined by residential garages to the east and other residential properties to the north and west.

Relevant Planning History

No planning history.

The Proposal

The application notifies the Local Planning Authority of the householder's intention to erect a single storey extension which would project 6.38 metres beyond the rear wall of the original dwellinghouse. The proposed extension would be a rectangular shape with a parapet roof and a lantern roof light with an eaves height of 2.4 metres and total height at 3 metres (including the roof lantern).

The application has been submitted with the following plans:

- Site Location Plan at scale 1:1250 received 22 April 2021;
- Proposed ground floor plan and rear elevation at scale 1:100 received 22 April 2021.

Departure/Public Advertisement Procedure

Occupiers of 4 properties have been notified by letter and a site notice has been displayed.

No letters of representation have been received.

Material Considerations

Town and Country Planning (General Permitted Development) (England) Order 2015, as amended.

Comments of the Business Manager

This application, as noted, is a prior approval proposal for a large householder development. It is, as a matter of fact, only possible to consider the criteria and conditions as set out in the above referenced legislation. Such applications if they meet this criteria must be approved. It is not possible (lawful) to consider the development plan and therefore, for example if the design isn't liked Members are not able to consider this. Equally, on the basis that no objections or comments have been received from neighbours, it is not possible to consider matters such as amenity.

The main issues, therefore, are whether the proposed works are permitted development by virtue of Schedule 2, Part 1, Class A of the Town and Country Planning (General Permitted Development) (England) Order 2015, as amended.

Officers have prepared a summary table to assess such applications, the details of which are provided within Appendix 1. Although there is no planning history, the property has been extended with a single storey rear extension forming a study /bedroom and it also appears it may have been extended with a utility room. It has therefore been necessary to consider these as not forming part of the original dwellinghouse. With reference to the table, the proposal has been assessed as meeting all of the criteria and would thus, subject to being constructed in materials that are of a similar appearance, the development is lawful.

Additionally, given there are no neighbour objections, it is not necessary (lawful) to assess the impacts on neighbouring residential amenity.

RECOMMENDATION

That the application is determined as prior approval is not required, subject to the following conditions:

Conditions:

1. The extension must be built in complete accordance with the submitted drawings, reference, proposed ground floor plan and rear elevation at scale 1:100 received 22 April 2021.

Reason: To comply with the requirements of Schedule 2, Part 1, Class A of the Town and Country Planning (General Permitted Development) (England) Order 2015, as amended.

2. The materials used in any exterior work shall be of a similar appearance to those used in the construction of the exterior of the existing dwellinghouse.

Reason: To comply with the requirements of Schedule 2, Part 1, Class A of the Town and Country Planning (General Permitted Development) (England) Order 2015, as amended.

3. The developer must notify the Local Planning Authority of the completion of the development as soon as reasonably practicable after completion. This must be in writing and must include (a) the name of the developer; (b) the address or location of the development, and (c) the date of completion.

Reason: To comply with the requirements of Schedule 2, Part 1, Class A of the Town and Country Planning (General Permitted Development) (England) Order 2015, as amended.

Notes to Applicant

1. The applicant is advised that all planning permissions granted on or after the 1st December 2011 may be subject to the Community Infrastructure Levy (CIL). Full details of CIL are available on the Council's website at www.newark-sherwooddc.gov.uk/cil/. The proposed development has been assessed and it is the Council's view that CIL is not payable on the development hereby approved as the gross internal area of new build is less than 100 square metres.

If you require any further information regarding the above notification, please telephone our Customer Services Team on 01636 650000 quoting the above application reference.

BACKGROUND PAPERS

Application case file.

For further information, please contact Danielle Peck on ext 5314.

All submission documents relating to this planning application can be found on the following website www.newark-sherwooddc.gov.uk.

Lisa Hughes
Business Manager – Planning Development

Committee Plan - 21/00936/HPRIOR



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Appendix 1

Limits and conditions of Class A – enlargement, improvement or alteration of a house	Yes / No	To be PD
Have permitted development rights been removed	N	N
Is the property a dwellinghouse	Y	Y
Is it detached?	Y	
Is it semi-detached or terraced?	N	
Is it within a conservation area	N	N
A.1 Development is not permitted by Class A if –	N	N
(a) Has permission to use the dwellinghouse as a dwellinghouse has been granted only by virtue of Class M, N, P or Q of Part 3 of this Schedule (changes of use)		
(b) as a result of the works, the total area of ground covered by buildings within the curtilage of the dwellinghouse (other than the original dwellinghouse) would exceed 50% of the total area of the curtilage (excluding the ground area of the original dwellinghouse)	N	N
(c) would the height of the part of the dwellinghouse enlarged, improved or altered exceed the height of the highest part of the roof of the existing dwellinghouse	N	N
(d) would the height of the eaves of the part of the dwellinghouse enlarged, improved or altered exceed the height of the eaves of the existing dwellinghouse	N	N
(e) would the enlarged part of the dwellinghouse extend beyond a wall which:- (i) forms the principal elevation of the original dwellinghouse; or (ii) fronts a highway and forms a side elevation of the original dwellinghouse	N	N
(f) would the enlarged part of the dwellinghouse have a single storey and - (i) extend beyond the rear wall of the original dwellinghouse by more than 4 metres in the case of a detached dwellinghouse, or 3 metres in the case of any other dwellinghouse, or (ii) exceed 4 metres in height	Y	(prior approval process necessary)
(g) is the development outside of article 2(3) land (conservation area) or outside of a site of special scientific interest	Y	Y
(g) cont. would it have a single storey (previous extensions to the rear need to be taken into account)	Y	Y
(i) would it extend beyond the rear wall of the original dwellinghouse by more than 8 metres in the case of a detached dwellinghouse, or 6 metres in the case of any other dwellinghouse, or (ii) exceed 4 metres in height	N	N (6.38 metres)
Have any representations been received from adjoining premises	N	N
(h) would the enlarged part of the dwellinghouse have more than a single storey and:- (i) extend beyond the rear wall of the original dwellinghouse by more than 3 metres, or	N/A	N

Limits and conditions of Class A – enlargement, improvement or alteration of a house	Yes / No	To be PD
(ii) be within 7 metres of any boundary of the curtilage of the dwellinghouse being enlarged which is opposite the rear wall of that dwellinghouse		
(i) would the enlarged part of the dwellinghouse be within 2 metres of the boundary of the curtilage of the dwellinghouse, and the height of the eaves of the enlarged part exceed 3 metres	N	N
(j) would the enlarged part of the dwellinghouse extend beyond a wall forming a side elevation of the original dwellinghouse, and:- (i) exceed 4 metres in height, (ii) have more than a single storey, or (iii) have a width greater than half the width of the original dwellinghouse	N	N.
(ja) any total enlargement (being the enlarged part together with any existing enlargement of the original dwellinghouse to which it will be joined) exceeds or would exceed the limits set out in sub-paragraphs (e) to (j)	N	N
(k) it would consist of or include:- (i) the construction or provision of a veranda, balcony or raised platform, (ii) the installation, alteration or replacement of a microwave antenna, (iii) the installation, alteration or replacement of a chimney, flue or soil and vent pipe, or (iv) an alteration to any part of the roof of the dwellinghouse	N	N
A.2 In the case of a dwellinghouse on article 2(3) land, development is not permitted if:- (a) it would consist of or include the cladding of any part of the exterior of the dwellinghouse with stone, artificial stone, pebble dash, render, timber, plastic or tiles;	N/A	N
(b) the enlarged part of the dwellinghouse would extend beyond a wall forming a side elevation of the original dwellinghouse;	N	N
(c) the enlarged part of the dwellinghouse would have more than a single storey and extend beyond the rear wall of the original dwellinghouse	N	N
(ca) any total enlargement (being the enlarged part together with any existing enlargement of the original dwellinghouse to which it will be joined) exceeds or would exceed the limits set out in sub-paragraphs (b) and (c)	N	N
A.3 Development is permitted by Class A subject to the following conditions:- (a) would the materials used in any exterior work (other than materials used in the construction of a conservatory) be of a similar appearance to those used in the construction of the exterior of the existing dwellinghouse	Y	Y
(b) would any upper-floor window located in a wall or roof slope forming a side elevation of the dwellinghouse be:-	N/A	N/A

Limits and conditions of Class A – enlargement, improvement or alteration of a house	Yes / No	To be PD
(i) obscure-glazed, and (ii) non-opening unless the parts of the window which can be opened are more than 1.7 metres above the floor of the room in which the window is installed;		
(c) where the enlarged part of the dwellinghouse has more than a single storey, or forms an upper storey on an existing enlargement of the original dwellinghouse, the roof pitch of the enlarged part must, so far as practicable, be the same as the roof pitch of the original dwellinghouse	N/A	N/A