CASE OFFICER'S REPORT

Application Reference:	PL/2023/05152
Application Type:	Lawful development: Proposed use
Site Inspection:	
Consultation ends:	30 June 2023
Case officer:	Mary Warner

Site Address:	61 Chichester Park, Westbury, BA13 3AW
Proposal:	Single storey side extension
Recommendation:	Approve

POLICIES
Not applicable, this is an application for a lawful development/use certificate under section 192 of the 1990 Town & Country Planning Act (as amended).

ISSUES
To consider whether the evidence provided, indicates the proposed side extension would be lawful.

REPRESENTATIONS
Not consulted due to the nature of the application.

ASSESSMENT:
The development falls within Schedule 2, Part 1, Class A of the Town & Country Planning (General Permitted Development) Order 2015 (as amended).

Class A of the GPDO allows for the enlargement of a dwelling house consisting of the enlargement, improvement or other alteration of a dwelling house.

There are set criterion A.1 (a)-(l) and A.2 (a)-(d) to this part of the GPDO and the proposal complies with these requirements. In addition, there are conditions A.3 (a)-(c) which must be complied with and these are also being met.

Furthermore, permitted development rights are intact with regards to this proposal and as such the scheme is lawful.

CONCLUSION
The information provided indicates that the proposed single storey side extension constitutes permitted development under Class A, Part 1, Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015, as amended, therefore the Certificate of Lawfulness (proposed development) can be granted.

RECOMMENDATION:
Approve

Informatives: (1)

2 This decision relates to the following plans/documents:
Application Form, Drawing COB-61-M&H Corp-Proposed Rev B