CASE OFFICER'S REPORT

Application Reference:	PL/2023/05522
Application Type:	Lawful development: Proposed use
Site Inspection:	
Consultation ends:	06 July 2023
Case officer:	Mary Warner

Site Address:	7 Jefferies Close, Marlborough, SN8 1UB
Proposal:	Proposed new roof to existing rear extension.
Recommendation:	Approve

PROPOSAL
The application is for a certificate of lawfulness for a proposed new roof to existing rear extension. The application is to determine whether the evidence provided demonstrates that the works constitute permitted development under Class A of Part 1, Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended), as to whether a Certificate of Lawfulness can be issued.

SITE DESCRIPTION/ CONTEXT:
The property is a detached dwellinghouse situated in the west of Marlborough. It is not sited within a Conservation Area, is not under an Article 4 Direction, and the permitted development rights for extensions and external alterations are intact. Although it is within The North Wessex Downs Area of Outstanding Natural Beauty this does not affect the permitted development rights for this type of proposal.

PLANNING HISTORY
K/86/0020 Outline Planning application
Residential Development
Approved 20 Feb 1986
No restrictive permitted development conditions.

W87/00033/FUL
Erection of 39 houses and garages spine roads and new vehicular/pedestrian access
Approved 5 Nov 1987
Appeal withheld 8 Aug 1988
No restrictive permitted development conditions.

POLICIES
Not applicable, this is an application for a lawful development certificate under section 192 of the 1990
Town and Country Planning (General Permitted Development) (England) Order 2015, as amended, specifically Class A (extensions) of Part 1, Schedule 2 of this Order.

CONSULTATION RESPONSES
None undertaken due to nature of application

REPRESENTATIONS
None received due to nature of application.

ASSESSMENT
The proposed new roof to existing extension is assessed against the criteria contained in Class A of the above referenced Order:

A.1:
a) The dwellinghouse was originally granted permission by a planning application not by the prior approval procedure.
b) The ground covered by buildings within the curtilage would not, as a result of the works, exceed 50% of the total area of the curtilage (excluding the area of the original dwellinghouse).
c) The height of the extension being proposed is less than the highest part of the existing dwelling.
d) The height of the eaves on the proposed enlargement will not exceed the height of the eaves of the existing dwelling.
e) The proposal is to the rear of the property and therefore not on the principal or side elevation fronting a highway.
f) i) The extension projects less than 4 metres from the original rear wall of the dwelling (it is a detached dwelling).
ii) the extension does not exceed 4 metres in height.
g) The extension does not fall within the criteria for a prior notification of larger home extension.
h) The enlarged part of the dwelling is not more than single storey.
i) The eaves height of the extension does not exceed 3 metres.
j) The enlarged part of the dwelling does not extend beyond a side wall.
k) The proposal does not include :
i) the construction or provision of a verandah, balcony or raised platform,
ii) the installation, alteration or replacement of a microwave antenna.
iii) The proposal does not include the installation, alteration or replacement of a chimney, flue or soil and vent pipe.
iv) The proposal does not include an alteration to any part of the roof of the dwellinghouse.
l) The dwellinghouse was not built under Part 20 of the General Permitted Development Order (construction of new dwellinghouses)

A.2
In the case of a dwellinghouse on article 2(3) land, development is not permitted by Class A if—
(a) The proposal does not include the cladding of any part of the exterior of the dwellinghouse with stone, artificial stone, pebble dash, render, timber, plastic or tiles;
(b) the proposal does not extend beyond a wall forming a side elevation of the original dwellinghouse; or
(c) the proposal does not have more than a single storey and extend beyond the rear wall of the original dwellinghouse.
(d) the proposal (being the enlarged part together with any existing enlargement of the original dwellinghouse to which it will be joined) does not exceeds or would exceed the limits set out in sub-paragraphs (b) and (c)

A.3
(a) Drawing 3262-02 Proposed Plans shows that the materials used for the proposed roof will be similar in appearance to those used in the existing dwelling.
b) The proposal is single storey only therefore there are no upper floor side windows proposed.
c) The proposal is single storey only therefore there is no requirement for the roof pitch to be the same as on the original dwellinghouse.

A.4
The proposal is not for prior approval so this section is not applicable.

CONCLUSION
The information provided indicates that the proposed new roof to existing rear 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:
The works constitute permitted development under Class A, Part 1, Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015, as amended therefore a Certificate of Lawfulness (proposed development) can be granted.

INFORMATIVE:
This decision relates to the following plans/ documents:
Application form, 3262-02 - Proposed Elevations, Sections and Plans, Block Plan, Location Plan all dated 6th July 2023