CASE OFFICER'S REPORT

Application Reference:	PL/2023/07002
Application Type:	Lawful development: Proposed use
Site Inspection:	
Consultation ends:	17 August 2023
Case officer:	Mary Warner

Site Address:	2 The Village Green, Heywood, Westbury, BA13 4JZ
Proposal:	Erection of single storey rear extension
Recommendation:	Refuse

PROPOSAL

The application is for a certificate of lawfulness for a proposed single storey rear extension. This 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

The property is a detached dwellinghouse situated on the edge of the village of Heywood. It is not sited within a Conservation Area, Area of Outstanding Natural Beauty, is not under an Article 4 Direction, permitted development rights have however been removed for extensions and outbuildings in condition 9 of planning application W/97/00051

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.

PLANNING HISTORY

W/97/0051/OUT

Land off Church Road, Heywood

Replacement village hall with car parking and village green, four detached dwellings with garages. Approved with conditions 02/09/98

Condition 9 reads:

In the interests of visual amenity in this rural location, no development whether or not permitted by Article 3, Part 1, Classes A and E, Part 2, Class A of Schedule 2 of the Town and Country Planning (General Permitted Development) Order 1995 shall be carried out within the curtilage of any of the dwellings except following the submission and approval of a full planning application to the local Planning Authority.

CONSULTATION RESPONSES
None undertaken due to nature of application

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CONCLUSION
Permitted development rights have been removed for Part 1, Class A (The enlargement, improvement or other alteration of a dwellinghouse) of the Town and Country Planning (General Permitted Development) Order 1995, therefore it is recommended that this Certificate of Lawfulness (proposed development) is refused.