CASE OFFICER'S REPORT

Application Reference:	PL/2023/10372
Application Type:	Lawful development: Proposed use
Site Inspection:	
Consultation ends:	29 November 2023
Case officer:	Mary Warner

Site Address:	18 Brimhill Rise, Chapmanslade, Westbury, BA13 4AX
Proposal:	Single storey rear extension to match main house
Recommendation:	Approve

SITE DESCRIPTION

The property is a detached dwellinghouse situated in the village of Chapmanslade. It is not sited within a Conservation Area, Area of Outstanding Natural Beauty, is not under an Article 4 Direction, and the permitted development rights for extensions and external alterations are intact.

PROPOSAL

The application is for a certificate of lawfulness for a proposed single storey rear extension following the demolition of an existing conservatory. 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.

PLANNING HISTORY

W/76/00175/HIS - Land North East Of, Huntenhull Lane, Chapmanslade, Wiltshire
Residential development for 18 houses, garage and services
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.

ASSESSMENT

The proposed rear single storey 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

The proposal is not sited on article 2(3) land therefore the stipulations under A.2 a) to d) do not apply
(a) The agent has confirmed in an email received on 6th December 2023 that the materials used in the proposed extension 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.

CONSULTATION RESPONSES
None undertaken due to nature of application

REPRESENTATIONS
None received due to nature of application.

CONCLUSION
The application form, Location Plan, 2023 - 064 - PP001, Elevations, Existing and Proposed, 2023 - 064 - PP011A, Block Plan, Existing and Proposed, 2023 - 064 - PP005, Floor Plans, Existing and Proposed, 2023 - 064 - PP010A, received on 29th November 2023 indicates that the proposed single storey 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

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Informatives: (1)

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