CASE OFFICER'S REPORT

Application Reference:	PL/2023/11154
Application Type:	Lawful development: Proposed use
Site Inspection:	
Consultation ends:	04 January 2024
Case officer:	Mary Warner

Site Address:	Washpool Cottage, Pewsey Road, Marlborough, SN8 4DJ
Proposal:	Single storey rear extension
Recommendation:	Approve

SITE DESCRIPTION
The property is a detached dwellinghouse situated at the end of a single track on the edge of the town 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.

PROPOSAL
The application is for a certificate of lawfulness for a proposed single storey 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.

PLANNING HISTORY
18/00705/FUL
Proposed dwelling and garage with reconstruction of existing cottage
Withdrawn

19/00163/FUL
Two storey rear and side extension and associated internal alterations.
Approved with Conditions - 05/07/2019
No restrictive conditions

19/08048/FUL
Side and Rear Two storey Extensions. Free Standing Car Port with Storage Over.
Approved with Conditions - 15/01/2020
No restrictive conditions

PL/2022/08316
Erection of Garden Room
Approved with conditions - 15/12/2022
No restrictive conditions

PL/2022/09739
Extension of detached garage to provide a work from home office space.

Approved with conditions - 22/03/2023
No restrictive conditions

PL/2023/04863
Proposed Replacement Garage (Amendment to PL/2022/09739)
Approved with conditions - 15/12/2023
No restrictive 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) In an email dated the 9th of January 2024 the agent provided photographs demonstrating the north west elevation as the principle elevation, therefore the proposal is on a the rear elevation and does not front 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 sited within AONB Land
a) no cladding of any part of the exterior of the dwellinghouse with stone, artificial stone, pebble dash, render, timber, plastic or tiles is proposed.
b)The proposal does not extend from a side elevation.
c) The proposal is for a single storey.

A.3
(a) Drawing WC203 'Proposed rear extension-south-east elevation' shows 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

CONSULTATION RESPONSES
None undertaken due to nature of application

REPRESENTATIONS
None received due to nature of application.

CONCLUSION
The application form, Covering Letter and Supporting Statement, Site Location Plan - 01-01C received on 22/12/2023
Site Photos received 03/01/2024 Proposed SE Elevation - WC203C, Proposed SW Elevation - WC201D, Proposed Floor Plan -WC200D, Proposed NE Elevation - WC202C, received 04/01/2024 indicate that the proposed development complies with Schedule 2, Part 1, Class A of the Town and Country (General Permitted Development)(England)Order 2015 (as amended) therefore the works are considered to be permitted development and a Certificate of Lawfulness (proposed) can be granted