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<b>APPLICATION NUMBER:</b>	<b>P/2020/0749/CLP</b>
<b>PROPOSAL:</b>	<b>Certificate of lawfulness for proposed single storey rear extension.</b>
<b>LOCATION:</b>	<b>36 Dale Crescent, Sutton Leach</b>
<b>WARD:</b>	<b>Sutton Ward</b>
<b>APPLICANT:</b>	<b>Mr R McCauley</b>
<b>CASE OFFICER:</b>	<b>Mr Kieran Birch</b>
<b>RECOMMENDATION:</b>	<b>Grant Certificate of Lawfulness</b>

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## **1. APPLICATION SITE**

- 1.1 The application dwelling is a semi-detached dormer bungalow. The dwelling is constructed in brick, with stone cladding to the front elevation. The roof is pitched with concrete roof tiles and hanging tiles to the dormer. The property has white upvc windows and doors, as well as white fascia's and guttering. To the front and side of the property is a paved area for parking.
- 1.2 To the east, west and south of the application property are residential dwellings on Dale Crescent. These are all of the same scale and design as the application property. To the rear (north) of the property is the railway line, and beyond that residential dwellings.

## **2. PROPOSAL**

- 2.1 This application is a certificate of lawfulness for a proposed single storey rear extension. The extension is proposed will have projection of 3m from the rear elevation and a width of 4.95m. The eaves will be 2.3m high and the overall ridge height will be 3.43m high. The extension will be constructed in brick, with a hipped tiled roof. Materials will be to match the existing dwelling.

## **3. CONSULTATIONS**

- 3.1 No consultations were required to be carried out.

## **4. REPRESENTATIONS**

- 4.1 None received.

## **5. SITE HISTORY**

- 5.1 No site history.

## **6. LEGISLATION**

Town and Country Planning (General Permitted Development) (England) Order 2015

- 6.1 Under the terms of the Town and Country Planning (General Permitted Development) (England) Order 2015 the proposed single storey side extension is considered against the criteria under Class A of that Order. For the proposal to be considered permitted development it must comply with the following requirements:

- The total ground area of ground covered by buildings within the curtilage of the dwelling (other than the original dwelling) would not exceed 50% of the total area of the curtilage
- The height of the extension would not exceed the height of the highest part of the roof of the existing dwelling
- The height of the eaves of the extension would not exceed the height of the eaves of the existing dwelling
- The extension would not extend beyond a wall that fronts a highway
- The extension would not extend beyond the rear wall of the dwelling by more than 4 metres in the case of a detached dwellinghouse, or 3m in the case of any other dwellinghouse.
- The extension would not have more than one storey
- The extension is within 2 metres of the boundary of the curtilage of the dwelling but the height of the eaves would not exceed 3 metres
- The extension would extend beyond a wall that forms the side elevation, but would not exceed 4 metres in height, have more than one storey, or have a width greater than half the width of the original dwelling
- The extension would not include the construction of a verandah, balcony or raised platform; the installation, alteration or replacement of microwave antenna; the installation, alteration or replacement of a chimney, flue, soil or vent pipe or any alteration to the roof of the dwelling
- The site is not located in a conservation area
- The materials to be used would closely harmonise with the existing dwelling

## **7. ASSESSMENT**

- 7.1 The proposed single storey rear extension conforms with the above requirements and therefore is permitted development.

## **8. CONCLUSION**

- 8.1 The proposed single storey rear extension complies with the requirements of Class A of the Town and Country Planning (General Permitted Development) (England) Order 2015 and therefore as defined on the submitted application is permitted development,

## **9. RECOMMENDATION**

- 9.1 Grant a Certificate of Lawful Development under the Town and Country Planning (General Permitted Development) (England) Order 2015. .

10. IMAGES



