
Site Address: 17 St Georges Avenue, Havant, PO9 2RU
Proposal: Prior notification for single storey development extending 7.19 metres beyond the rear wall of the original dwelling, incorporating an eaves height of 2.70 metres and a maximum height of 3.30 metres.
Application Type: General Permitted Development-Extensions
Application No: APP/22/01215 Expiry Date: 30/01/2023
Applicant: Ms V Mackenzie Mr A Jones & Mr Evans
Agent: Mr S Barlow Case Officer: Denise Sheath
The Stephen Barlow Partnership
Ward: St Faiths

Recommendation: **REFUSE PRIOR APPROVAL**

1 Site Description

17 St Georges Avenue, Havant, PO9 2RU

2 Planning History

APP/23/00049 - Proposed single storey side and rear extension, following demolition of existing garage and utility., UNK,

3 Proposal

Prior notification for single storey development extending 7.19 metres beyond the rear wall of the original dwelling, incorporating an eaves height of 2.70 metres and a maximum height of 3.30 metres.

4 Legislation

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

5 Statutory and Non Statutory Consultations

None Required

6 Community Involvement

This application was publicised in accordance with the Council's Code of Practice for Publicity of Planning Applications approved at minute 207/6/92 (as amended), as a result of which the following publicity was undertaken:

Number of neighbour notification letters sent: 16

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 0

7 Planning Considerations

The application was assessed under Schedule 2, Part 1 Class A of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) in particular part (g) but also taking into account all the other parts to Class A.

The proposed extension would be attached to the south western rear/side wall creating a partial wrap around extension. This partial wrap around extension would at its greatest width be more than half the width of the original dwelling house. Taking into account the whole extension width as per the example shown on page 26 of Permitted Development Technical Guidance and section (j) (iii) of the General Permitted Development Order, the proposal would have a width greater than half the width of the original dwelling therefore would not be able to be carried out through the Prior Notification scheme and a planning application would be required

8 Conclusion

I am of the opinion that the proposal would require planning permission as the proposal would have a width greater than half of the original dwelling.

9 RECOMMENDATION:

That the Head of Planning be authorised to **REFUSE PRIOR APPROVAL** for application APP/22/01215 for the following reason

The proposed extension would be attached to the south western rear/side wall creating a partial wrap around extension. This partial wrap around extension would at its greatest width be more than half the width of the original dwelling house, this would therefore be contrary to Schedule 2, Part 1, Class A, Paragraph A.1 (j) (iii) of the Town and Country Planning (General Permitted Development) Order 2015 (as amended). Therefore, the proposal would not be able to be carried out under this Prior Notification scheme and a planning application would be required.