
Site Address:	1 Stockheath Lane, Havant, PO9 3BU		
Proposal:	Application for Certificate of Lawfulness relating to proposed single storey rear extension.		
Application No:	APP/17/00675	Expiry Date:	18/08/2017
Applicant:	Mr Denyer		
Agent:	Mrs Grinstead	Case Officer:	Jamie Alley
	Your Home Plans Ltd		
Ward:	Battins		

Recommendation: **GRANT A CERTIFICATE OF LAWFUL USE**

1 Site Description

The Application site is a two storey semi-detached property with a grey tiled pitched roof. At ground floor level there is a single storey side extension built on the southern elevation. The front forecourt has a low brick wall to the southern and western boundary.

There is a two storey semi detached property of a similar age and design to the north of the site which has had a single storey rear extension previously constructed. The surrounding area is medium density consisting of 2 storey semi-detached properties of similar design, style and range which demonstrates examples of single storey rear extensions.

2 Planning History

No relevant planning history.

3 Proposal

Section 192 application for a Lawful Development Certificate to establish whether the proposed single storey rear extension is permitted development under the Town and Country Planning (General Permitted Development) (England) Order 2015.

The single storey rear extension would measure an overall height of 2.8 metres, with an eaves height of 2.5 metres, and would extend 3m from the rear wall of the original dwellinghouse.

4 Legislation

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

5 Statutory and Non Statutory Consultations

- 5.1 No consultees required for this application.

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: 3

Number of site notices: 0

Statutory advertisement: Not applicable.

Number of representations received: 0

7 Planning Considerations

7.1 Having regard to the relevant policies of the development plan it is considered that the main issues arising from this application is:

(i) Whether the development would be development allowed under the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 as amended:

7.2 The proposed development is for a single storey rear extension and as such can be considered against the Town and Country Planning (General Permitted Development) (England) Order 2015, Part 1- Development within the curtilage of a dwellinghouse, Class A- the enlargement, improvement or other alteration of a dwellinghouse.

7.3 The proposal has been considered against the restrictions for development provided by A.1, the response to which are detailed below:

(a) Permission to use the dwellinghouse as a dwellinghouse has not been granted only by virtue of Class M, N, P, PA or Q of Part 3 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (changes of use)

(b) The proposed rear extension will not result in over 50% of the total area of the curtilage being covered by buildings (excluding the original dwellinghouse)

(c) The height of the proposed rear extension will not exceed the highest part of the roof of the existing dwellinghouse

(d) The height of the eaves of the proposed rear extension will not exceed the highest part of the eaves of the existing dwellinghouse

(e) The rear extension will not extend beyond a wall which forms either the principle elevation of the original dwellinghouse or fronts a highway and forms a side elevation of the original dwellinghouse

(f) The proposed rear extension will have a single storey and will not extend more than 4m from the rear wall of the existing dwellinghouse, nor will it exceed 4m in

height

(g) Not relevant in this application as the proposal falls within permitted development limits

(h) Not relevant in this application as the extension is single storey

(i) The enlarged part of the dwellinghouse will not be within 2 metres of the boundary, and the height of the eaves of the enlarged part will not exceed 3 metres.

(j) Not relevant in this application as it is a rear extension.

(k) The proposal does not include the construction or provision of a veranda, balcony or raised platform; it does not include the installation, alteration or replacement of a microwave antenna; it does not include the installation, alteration or replacement of a chimney, flue or soil and vent pipe, or the alteration to any part of the roof of the dwellinghouse

A.2 Not relevant to this application as the property is not located on article 2(3) land.

A.3 The materials used are to match the existing materials of the current property and there will be no glazing added at first floor level.

A.4 A search of the planning history has not revealed any conditions that restrict Permitted Development rights nor is the dwelling part of an Article 4 direction.

It is therefore considered that the addition of a single storey rear extension would meet the requirements of Part 1 Class A.

8 Conclusion

8.1 The proposed development falls within Permitted Development regulations as set out in Schedule 2, Part 1, Class A of the Town and Country Planning (General Permitted Development) (England) Order 2015 as amended. The Lawful Development Certificate should therefore be granted.

9 RECOMMENDATION:

That the Head of Planning be authorised to **GRANT A CERTIFICATE OF LAWFUL USE** for application APP/17/00675

Havant Borough Council, as Local Planning Authority, certifies that on the development described in the First Schedule to this certificate in respect of land described in the Second Schedule, would have been lawful within the meaning of section 192 of the Town and Country Planning Act 1990 (as amended) for the following reason:

The proposed development falls within permitted development allowances as set out in Schedule 2, Part 1, Class A of the Town and Country Planning (General Permitted Development) (England) Order 2015 as amended.

FIRST SCHEDULE:

This certificate relates to the following proposed development:

Single storey rear extension, as shown on submitted drawings: Block plan and Location plan received 26th June 2017; Existing Elevations (A101); Proposed Elevations (A102); Existing and Proposed Floor Plan (A103) and Existing and Proposed Roof Plan received 28th June 2017

SECOND SCHEDULE:

This certificate relates to land at 1 Stockheath Lane, Havant, PO9 3BU as shown on Block plan from APP/17/00675.

- 1 (a) the materials used in any exterior work must be of a similar appearance to those used in the construction of the exterior of the existing dwellinghouse;