

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

Not required for the purposes of 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: 0

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 0

Summary: No representations received.

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 are:

(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 side extension and as such falls to 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 side 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 side extension will not exceed the highest part of the roof of the existing dwellinghouse
- (d) The height of the eaves of the proposed side extension will not exceed the highest part of the eaves of the existing dwellinghouse
- (e) The proposed side 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) Not relevant in this application as the proposed development is to the side elevation

- (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) Although the proposed side extension will be within 2m of the boundary of the curtilage, the eaves height will not exceed 3m
 - (j) The single storey side extension will not exceed 4 metres in height, have more than a single storey or have a width greater than half of the width of the original dwellinghouse
 - (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
- 7.4 A.2- Not relevant to this application as the property is not located on article 2(3) land.
- 7.5 A.3- The materials used will match the existing materials of the current property and there will be no glazing added at first floor level.
- 7.6- 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.

8 Conclusion

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/17/00205

Havant Borough Council, as the Local Planning Authority, certifies that on 27th February 2017 the development described in the First Schedule to this certificate in respect of land described in the Second Schedule and edged in red on submitted location plan (Drawing No: 100) 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 development: Single storey side extension, as shown on submitted drawings:

Site location plan (Drawing No: 100)- received 27th February 2017

Existing plans, section and elevations (Drawing No: 100)- received 27th February 2017

Proposed ground and first floor roof plan (Drawing No: 104)- received 27th February 2017

Proposed site plan and south-east elevation (Drawing No: 103)- received 27th February 2017

Proposed north-east and north-west elevation (Drawing No: 102)- received 27th February 2017

Proposed ground/first floor plan and roof plan (Drawing No: 101)- received 27th February 2017

Proposed section A-A plan (Drawing No: 105)- received 27th February 2017

Proposed section B-B plan (Drawing No: 106)- received 27th February 2017

SECOND SCHEDULE:

This certificate relates to land at 51B Longwood Avenue, Waterloooville, PO8 8JA, as shown edged red on the submitted location plan (Drawing No: 100) received 27th February 2017