
Site Address:	27 Rowan Avenue, Waterloooville, PO8 8AZ		
Proposal:	Lawful development certificate for a proposed single storey side extension.		
Application No:	APP/21/00960	Expiry Date:	11/11/2021
Applicant:	Mr W Hazelwood		
Agent:	Miss R Parnell	Case Officer:	Julie Terzoudis
	Extension Plans UK		
Ward:	Cowplain		

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

1 Site Description

27 Rowan Avenue, Waterloooville, PO8 8AZ

2 Planning History

No planning history exists for the site.

3 Proposal

Lawful development certificate for a proposed single storey side extension.

4 Policy Considerations

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

5 Community Involvement

This type of application is not required to be publicised.

6 Planning Considerations

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

(i) Principle of development

6.2 The proposal has been assessed against the 'Permitted Development' allowances in the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).

6.3 The development has been assessed against Schedule 2, Part 1, Class A.

6.4 Under Class A the proposed single storey side extension meets the following tests:

A.1

(a) permission to use the dwellinghouse as a dwellinghouse has **not** been granted only by virtue of Class M, N, P or Q of Part 3 of this Schedule (changes of use);

- (b) as a result of the works, the total area of ground covered by buildings within the curtilage of the dwellinghouse (other than the original dwellinghouse) would **not** exceed 50% of the total area of the curtilage (excluding the ground area of the original dwellinghouse);
- (c) the height of the part of the dwellinghouse enlarged, improved or altered would **not** exceed the height of the highest part of the roof of the existing dwellinghouse;
- (d) the height of the eaves of the part of the dwellinghouse enlarged, improved or altered would **not** exceed the height of the eaves of the existing dwellinghouse;
- (e) the enlarged part of the dwellinghouse would **not** extend beyond a wall which—
 - (i) forms the principal elevation of the original dwellinghouse; or
 - (ii) fronts a highway and forms a side elevation of the original dwellinghouse;
- (f) subject to paragraph (g), the enlarged part of the dwellinghouse would have a single storey and—
 - (i) would **not** extend beyond the rear wall of the original dwellinghouse by more than 4 metres in the case of a detached dwellinghouse, or 3 metres in the case of any other dwellinghouse, or
 - (ii) **not** exceed 4 metres in height;
- (g) until 30th May 2019, for a dwellinghouse not on article 2(3) land nor on a site of special scientific interest, the enlarged part of the dwellinghouse would have a single storey and—
 - (i) extend beyond the rear wall of the original dwellinghouse by more than 8 metres in the case of a detached dwellinghouse, or 6 metres in the case of any other dwellinghouse, or
 - (ii) exceed 4 metres in height;

Condition (g) is no longer applicable.

- (h) the enlarged part of the dwellinghouse would **not** have more than a single storey and—
 - (i) extend beyond the rear wall of the original dwellinghouse by more than 3 metres, or
 - (ii) be within 7 metres of any boundary of the curtilage of the dwellinghouse opposite the rear wall of the dwellinghouse;
- (i) the enlarged part of the dwellinghouse would **not** be within 2 metres of the boundary of the curtilage of the dwellinghouse, and the height of the eaves of the enlarged part would **not** exceed 3 metres;
- (j) the enlarged part of the dwellinghouse would extend beyond a wall forming a side elevation of the original dwellinghouse, and would—
 - (i) **not** exceed 4 metres in height,
 - (ii) **would not** have more than a single storey, or
 - (iii) **would not** have a width greater than half the width of the original dwellinghouse; or
- (k) it would **not** consist of or 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 installation, alteration or replacement of a chimney, flue or soil and vent pipe, or
- (iv) an alteration to any part of the roof of the dwellinghouse.

6.5 **A.2** - In the case of a dwellinghouse on article 2(3) land, development is not permitted by Class A if—

- (a) it would consist of or include the cladding of any part of the exterior of the dwellinghouse with stone, artificial stone, pebble dash, render, timber, plastic or tiles;
- (b) the enlarged part of the dwellinghouse would extend beyond a wall forming a side elevation of the original dwellinghouse; or
- (c) the enlarged part of the dwellinghouse would have more than a single storey and extend beyond the rear wall of the original dwellinghouse.

The application site is not situated within Article 2(3) land.

6.6 **A.3** - The Plans received 14 & 16 September 2021 confirm that the conditions in A3 would be met (i.e. materials to be of a similar appearance to those on the existing dwelling).

6.7 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.

7 Conclusion

7.1 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) Order 2015 (as amended). Therefore, a Lawful Development Certificate can be issued.

9 RECOMMENDATION:

That the Head of Planning be authorised to **GRANT A CERTIFICATE OF LAWFUL USE** for application APP/21/00960.

FIRST SCHEDULE:

This certificate relates to the following development:

Lawful development certificate for a proposed single storey side extension. as described in the written particulars, plans and other documents submitted with your application received on 13 August 2021.

SECOND SCHEDULE:

This certificate relates to land at 27 Rowan Avenue, Waterloooville, PO8 8AZ as shown edged red on the submitted Location Plan received 13 August 2021.

OTHER IMPORTANT INFORMATION:

- 1) This Certificate is issued solely for the purpose of Sections 192 of the Town and Country Planning Act 1990 (as amended). It does not relate to any other application that may be required under any other part of the Town and Country Planning Act, the Building Regulations or under any other Act, Regulation, Byelaw or Order where the Council's approval may be needed. For further guidance as to the need for consent under the Building Regulations please phone 023 9244 6571.
- (2) It certifies that the development specified in the First Schedule taking place on 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) on the specified date and thus would not have been liable to enforcement action under part 7 of the 1990 Act on that date.
- (3) The certificate only applies to the extent of the development specified in the First Schedule taking place on land described in the Second Schedule and identified on the attached plan. Any development which is materially different from that described or which relates to other land may render the owner/occupier liable to enforcement action under section 172 of the 1990 Act.
- (4) The effect of the certificate is also qualified by the provision in section 192(4) of the 1990 Act (as amended), which states that the lawfulness of a described use or operation is only conclusively presumed where there has been no material change, before the use is instituted or the operations begun, in any of the matter relevant to determining such lawfulness.
- (5) Your attention is drawn to the attached information regarding your right to appeal to the Department for Transport Local Government and the Regions, if you are aggrieved by the Council's decision.