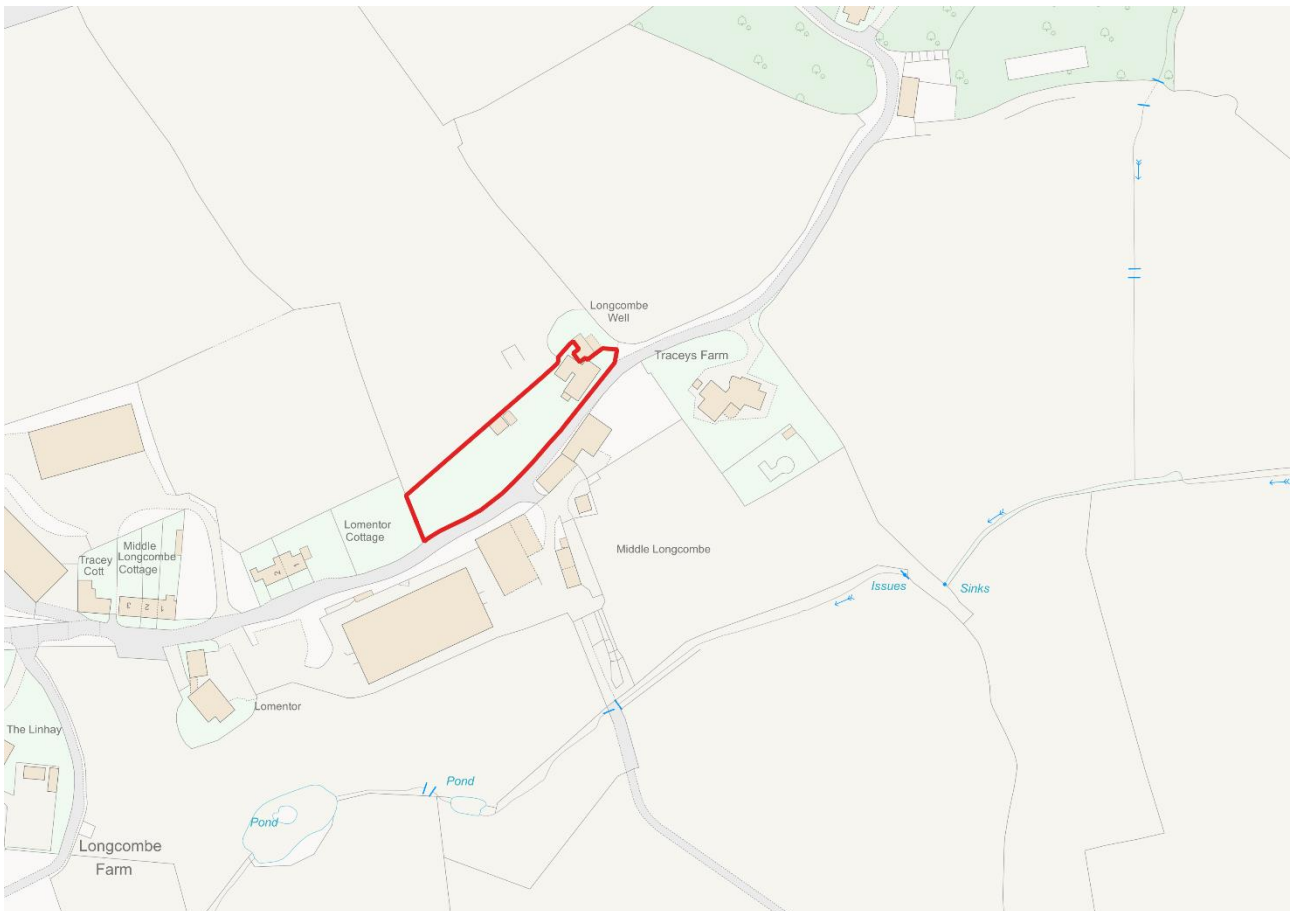


COMMITTEE REPORT

Case Officer:	Alexis Wilson		
Parish:	Berry Pomeroy	Ward:	Marldon & Littlehempston
Application No:	1368/24/PHH		
Applicant:	Mr & Mrs Graham Swiss Longcombe Well Longcombe Devon TQ9 6PN	Agent:	Mr Mike Inness Flat 2 Park Lodge Oldenburg Park Paignton, Devon. England TQ3 2UA
Site Address:	Longcombe Well Longcombe TQ9 6PN		
Development:	Application to determine if prior approval is required for proposed enlargement of existing rear extension		



Reason item is before Committee: Applicant is employed by South Hams District Council and as per paragraph 1.1.3 of the Council's Scheme of Delegation the application must therefore be put before Committee prior to a decision being made.

Recommendation: Prior Approval Required and Given

Conditions:

1. Accord to Plans
2. Materials to Match Existing

Key issues for consideration:

Whether or not the proposal accords with Schedule 2, Part 1, Class A of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) and whether or not any potential impacts on neighbour amenity are considered acceptable.

Site Description:

'Longcombe Well' is a detached period property set within a countryside location on the outskirts of the hamlet of Longcombe, some 2.5km east of Totnes. The landscape has no formal designations. The L-shaped dwelling is two-storeys in height, finished in painted render and has undergone a number of extensions and alterations over its lifetime, including the addition of a rear single-storey conservatory/garden room under approval 03/1505/04/F.

The Proposal:

The application is to determine if prior approval is required to enlarge the existing single storey garden room / conservatory. The resulting extension will come 7.25m from the original rear elevation wall of the dwelling and be 3.1m in height with a flat roof which will sit below the ridge height of the existing conservatory. The development will be to the rear of the dwelling in its entirety.

Consultations:

- Parish Council: No comments received
- DCC Highways: No Highways Implications

Representations:

None received.

Relevant Planning History:

- 03/0525/80/3: Addition of storm porch (conditional approval)
- 03/0623/90/3: Alterations to roof and extension to form porch/utility/W.C. (conditional approval)
- 03/1505/04/F: Extension to form conservatory (conditional approval)
- 0024/24/CL: Certificate of lawfulness for proposed extension to existing sunroom (withdrawn)

ANALYSIS

The application is a Prior Notification for the enlargement of the existing single-storey garden room / conservatory to the rear of the dwelling and is a product of the 2015 amendments to the Town and Country Planning (General Permitted Development) Order.

In determining this application the Local Planning Authority is required to ensure that the proposal satisfies the relevant criteria set out within Part 1, Class A of the Town and Country Planning (General Permitted Development) Order 2015 (as amended), and consider the neighbour relationship if the owners or occupiers of neighbouring premises make comments.

The development proposal is considered against the relevant criteria set out in Schedule 2, Part 1 of the above Order as follows:

A.1 (a)	Was the dwelling house consented by virtue of Class M, N, P or Q of Schedule 2, Part 3 of GPDO?	NO
A.1 (b)	Does the cumulative total of all development, other than original dwelling house, exceed 50% of total area of curtilage (excluding ground area of original dwelling)?	NO
A.1 (c)	Does the height of the proposed enlargement exceed the highest part of the roof of existing dwelling house?	NO
A.1 (d)	Does the height of eaves of the proposed enlargement exceed the height of eaves of existing dwelling house?	NO
A.1 (e)	Does the enlargement extend beyond wall which forms either the principal elevation of original dwelling house, or fronts the highway and forms side elevation of original dwelling house	NO
A.1 (f)	<u>Single storey extensions</u> . Does the development extend beyond a rear wall of the original dwelling house by more than 4 metres if dwelling house is detached, or 3 metres in any other case & exceed 4 metres in height? 7.25m extension to the rear of a detached dwelling	YES
A.1 (g)	<u>Single storey extensions</u> . Is the dwelling house on article 2(3) land or SSSI? Does the proposed development extend beyond rear wall of the original dwelling house by more than 8 metres if dwelling house is detached, or 6 metres in any other case & exceed 4 metres in height?	NO NO
A.1 (h)	<u>Two storey extensions+</u> . Does the proposed enlargement extend beyond the rear wall of the original dwelling house by more than 3 metres or is situated within 7 metres of any boundary of the curtilage of the dwelling house, opposite the rear wall of the dwelling house.	N/A
A.1 (i)	If the proposed enlargement is within 2 metres of the boundary of the curtilage of the dwelling house, does the height of the eaves exceed 3 metres? More than two metres to boundary (2.2m at closest point); height of eaves 3.1m	NO
A.1 (j)	If the proposed enlargement extends beyond a wall forming the side elevation of the original dwelling house, does it exceed 4	N/A

	metres in height or, have more than a single storey or, have a width greater than half of the width of the original dwelling house?	
A.1 (ja)	Would any total enlargement (being the enlarged part together with any existing enlargement of the original dwelling house to which it will be joined) exceeds or would exceed the limits set out in sub-paragraphs (e) to (j)?	NO
A.1 (k)	Does the proposed development include veranda, balcony or raised platform, microwave antenna, chimney, flue or soil and vent pipe, or any alterations to the roof of the dwelling house?	NO
A.1 (l)	Was the dwelling house built under Part 20 of this Schedule?	NO

Dwelling houses on article 2(3) land only (AONB, Conservation Area, World Heritage Site):

A.2 (a)	Does the proposal include the cladding of any part of the exterior of the dwelling with stone, artificial stone, pebble dash, render, timber, plastic or tiles?	N/A
A.2 (b)	Does the enlargement extend beyond a side wall of the original dwelling house?	N/A
A.2 (c)	Does the proposed enlargement have more than a single storey and extend beyond the rear wall of the original dwelling house?	N/A
A.2 (d)	Would any enlargement (being the enlarged part together with any existing enlargement of the original dwellinghouse to which it will be joined) exceed the limits set out in sub-paragraphs (b) and (c)?	N/A

Conditions:

A.3 (a)	<u>N/A to conservatories.</u> Are the external materials proposed of a similar appearance to those used on the exterior of the existing dwelling house?	YES
A.3 (b)	Is any upper floor window, situated within a wall or roof slope forming a side elevation of the dwelling house, obscure glazed and non opening (unless part of the window which can be opened is more than 1.7m above the floor level of the room)?	N/A
A.3 (c)	Where the enlarged part of the dwellinghouse has more than a single storey, or forms an upper storey on an existing enlargement of the original dwellinghouse, is the roof pitch of the enlarged part must, so far as practicable, the same as the roof pitch of the original dwellinghouse?	N/A
A.3 (d)	Would any total enlargement (being the enlarged part together with any existing enlargement of the original dwellinghouse to which it will be joined) exceeds or would exceed the limits set out in sub-paragraphs (b) and (c)?	NO

The Local Planning Authority are satisfied that the proposal complies with the criteria set out within Part 1, Class A of the Order insofar as that it would not exceed 50% of the total ground area of curtilage, would not exceed 4 metres in height or 8 metres in depth and would be constructed from materials similar to those already used on the existing dwelling house.

This application has been considered in accordance with Town and Country Planning

(General Permitted Development) Order 2015 (as amended). This application is not determined against local or national planning policy, but against the property's permitted development rights as set out above.

Under Part 1, Class A.4 the applicants are required to submit an application to determine whether prior approval is required before commencing works. In accordance with the requirements set out in the legislation, the nearest neighbours have been consulted. No comments have been received as a result of that consultation. Furthermore, Officers have visited the site and are satisfied that the scheme is acceptable in terms of neighbour amenity. On this basis it is determined that prior approval is not required.

This application has been considered in accordance with the Town & Country Planning (General Permitted Development) (England) Order 2015 (as amended).

Planning Policy:

The proposal requires an assessment, as set out in paragraph W of Part 3, to have regard to the National Planning Policy Framework so far as relevant to the subject matter of the prior approval.

Considerations under Human Rights Act 1998 and Equalities Act 2010:

The provisions of the Human Rights Act 1998 and Equalities Act 2010 have been taken into account in reaching the recommendation contained in this report.