

OFFICERS REPORT

Application No: Y16/0585/SH
Location: 8 Perries Mead Folkestone Kent CT19 5UD
Proposal Lawful Development Certificate (proposed) for the erection of a conservatory

ASSESSMENT

Performance data:-

Date application valid: 14th July 2016

Applicable 8/13/16 week target date: 8th September 2016

Planning Performance Agreement (PPA) or Planning Extension Agreement (PEA) ? N

If Yes, revised 8/13/16 week target date:

Is the application being determined after 26 weeks without a PPA or a PEA? N

ASSESSMENT

SITE

No. 8 Perries Mead is an end of terrace property within the defined built up area of Folkestone.

HISTORY

The planning history for the property relates to the original development of the housing estate in 1980s.

PROPOSAL

The application seeks a certificate of lawfulness for the proposed erection of a conservatory to the rear of the property.

ASSESSMENT

There are no planning conditions removing/restricting permitted development rights for this property. The property is not a listed building or on Article 2(3) land. There is no Article 4 Direction on the land.

The proposed conservatory falls to be considered against Schedule 2, Part 1, Class A of the Town and Country Planning (General Permitted Development) (England) Order 2015.

The proposed conservatory would have a floor area of 7.4sqm (3.2m by 2.85m), with an eaves height of 2.3m and 3.05m to the ridge.

The proposed conservatory would be located within 2 metres of the boundary of the property and there are no other extensions or other buildings within the curtilage of the application property.

The proposed conservatory meets the requirements of Schedule 2, Part 1, Class A and is, therefore, considered to be permitted development.

RECOMMENDATION

In the light of the above, it is considered that a Certificate of Lawfulness should be issued.

HUMAN RIGHTS

I have also taken into account the human rights issues relevant to this application. In my view, the Assessment section above and the Recommendation represents an appropriate balance between the interests and rights of the applicant (to enjoy his land subject only to reasonable and proportionate controls by a public authority) [and the interests and rights of those potentially affected by the proposal (to respect for private life and the home and peaceful enjoyment of their properties)] and the wider public interest.

Report and draft decision notice completed and passed to senior officer.

Name: Annabel Hemmings Position: Senior Planning Officer Date: 5th August 2016

Report and draft decision notice amended (if appropriate)

Name: _____ Position: _____ Date: _____

Senior Officer

Report not agreed. Details of further work required as follows:

Name: _____ Position: _____ Date: _____

Report and draft decision notice agreed and file passed to admin to issue decision.

Name: _____ Position: _____ Date: _____