

OFFICERS REPORT

Application No: Y16/0031/GPD
Location: 10 Rectory Road St Mary In The Marsh Romney Marsh Kent TN29 0BU
Proposal Notification under the Town and Country Planning (General Permitted Development) (England) Order 2015 for the erection of a single storey rear extension.

ASSESSMENT

Performance data:-

Date application valid: 28.07.2016
Applicable 6 week target date: 08.09.2016
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

SITE

The property is a semi-detached dwellinghouse situated on Rectory Road within the settlement of St Mary in the Marsh.

PROPOSAL

This application is a notification to the Council to build a single storey rear extension as permitted development in accordance with Schedule 2, Part 1 of the Town and Country Planning (General Permitted Development) (England) Order 2015.

The dimensions are as follows:

Depth from rear wall - 3.95 metres
Maximum height - 3.5 metres
Eaves height - 2.25 metres

NEIGHBOURS NOTIFIED

9 Rectory Road
11 Rectory Road

Expiry 19.08.2016

APPRAISAL

In accordance with Part 1 Class A
o The site is not within Article 2(3) land or a SSSI

- o It is a semi-detached property and the extension would be single storey and would not extend beyond the rear wall by more than 6 metres, or exceed 4 metres in height
- o 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
- o The neighbouring properties have been consulted and none have raised any objections that the Council have received within the 21 day period

The planning history for the site has been checked and there is no evidence of permitted development rights being removed.

CONCLUSION

Permitted Development under Part 1, Class A(g). Prior approval is not required.

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.

Case Officer: Beth Lennon

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

Name: Beth Lennon Position: Planning Officer Date: 24.08.2016

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: C Dethier Position: DM Team Leader Date: 31/8/16