

OFFICERS REPORT

Application No: Y17/0091/SH
Location: 22 Cambridge Gardens Folkestone Kent CT20 1DB
Proposal Lawful development certificate (existing) for the erection of a single storey rear extension.

ASSESSMENT

Performance data:-

Date application valid: 27/01/2017

Applicable 8/13/16 week target date: 24/03/2017

Planning Performance Agreement (PPA) or Planning Extension Agreement (PEA)? No

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

Is the application being determined after 26 weeks without a PPA or a PEA? No

SITE VISIT

Carried out site visit on - N/A

After attempting to gain access to site on several occasions and attempting to schedule a time to gain access, access was denied.

SITE

The application site is a two storey, terraced property located within the Folkestone settlement boundary.

The immediate area is characterised by tight-knit properties in narrow streets with access from the main Guildhall Street.

HISTORY

No planning history

CONSULTATION RESPONSES

Not required

REPRESENTATION

Not required

PUBLICITY

Not required

RELEVANT POLICIES

Not applicable

PROPOSAL

This application is for a certificate of existing lawful development for the erection of a rear extension.

The applicant is applying on the basis that the building works are permitted development because of the size of the extension.

The plans show that the extension extends rearwards by 2.35m and written confirmation states that the height of the eaves/ overall height is 3m.

APPRAISAL

In order for the existing extension to be deemed lawful, it must fall within Schedule 2, Part 1, Class A of the Town and Country Planning (General Permitted Development) (England) Order 2015.

- (a) The dwelling was built for the sole purpose of being used as a dwelling and no changes of use have taken place
- (b) The works would not exceed 50% of the total area of curtilage of the dwellinghouse
- (c) The height of the extension would not exceed the highest part of the roof of the existing dwellinghouse
- (d) The height of the eaves of the extension would not exceed the height of the eaves of the existing dwellinghouse
- (e) The extension would not extend beyond a wall which -
 - i. Forms the principle elevation of the original dwellinghouse
 - ii. Fronts a highway and forms a side elevation of the original dwellinghouse
- (f) The extension would be single storey and would not -
 - i. Extend beyond the rear wall of the original dwellinghouse by more than 3 metres
 - ii. Exceed 4 metres in height
- (g) The application site is located within Article 2(3) land but would not extend beyond the original rear wall of the dwelling by more than 3 metres
- (h) NA - The extension would not have more than single storey
- (i) The extension would be within 2 metres of the boundary of the curtilage of the dwellinghouse, and the height of the eaves would not exceed 3 metres
- (j) The extension would not extend beyond a wall forming a side elevation of the original dwellinghouse
- (k) The development does not consist of or include: the provision of a verandah, balcony or raised platform or the installation of a microwave antenna/chimney, flue or soil and vent pipe or any alteration to the roof of the original dwellinghouse

Part 1, Class A.2

NA

Part 1, Class A.3

- (a) The materials are of a similar appearance to those used in the construction of the exterior of the existing dwellinghouse
- (b) NA -
- (c) NA - the enlarged part of the dwellinghouse does not have more than a single storey

Part 1, Class A.4

NA

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

Conclusion

It is considered the information submitted is reliable and there is no reason to doubt the information submitted. On the balance of probability and in accordance with the NPPG, it is considered the rear extension does meet the requirements of the Permitted Development Order 2015 and is therefore lawful.

Case Officer:
Elouise Mitchell

Manager sign:

C Dethier DM Team Leader 24/3/17