

OFFICERS REPORT

Application No: Y17/0008/GPD

Location: 94 Dolphins Road Folkestone Kent CT19 5QD

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: 16.02.2017

Applicable 6 week target date: 30.03.2017

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 Dolphins Road within the settlement of Folkestone.

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 - 4.5 metres

Maximum height - 4 metres or less

Eaves height - 3 metres or less

NEIGHBOURS NOTIFIED

92 Dolphins Road, Folkestone

96 Dolphins Road, Folkestone

Expiry 09.03.2017

APPRAISAL

In accordance with Part 1 Class A(g)

o The site is not within Article 2(3) land or a SSSI

- o It is a semi-detached property and the extension is 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 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: E Mitchell

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

Name: Elouise Mitchell Position: Trainee Planning Officer Date: 17.02.2017

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: 29/3/17