

OFFICERS REPORT

Application No: Y17/0245/SH

Location: 8 Sun Lane Hythe Kent CT21 5JX

Proposal Certificate of lawful development (proposed) for the removal of two windows and one door together with removal of glass blocks and insertion of one window in side elevation, installation of rooflight to rear elevation, removal of rear raised flowerbed/wall, removal of front raised flowerbed/wall and lowering of paving to front elevation.

ASSESSMENT

Performance data:-

Date application valid: 14.03.2017

Applicable 8/13/16 week target date: 09.05.2017

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 10.04.2017

The site and proposals were assessed from the public highway and from within the application site. Key features are noted in the assessment.

SITE

The application site is a red brick built, semi-detached dwelling located within the settlement boundary of Hythe.

The site is also located within the Hythe High Street conservation area.

The site is separated from the public highway by a stone wall which runs the length of both the application site and its adjoining neighbour.

HISTORY

No relevant planning history

PROPOSAL

The application seeks a proposed lawful development certificate for the removal of two windows and one door together with removal of glass blocks and insertion of one window in the side elevation of the single storey rear addition. The application also includes the installation of a rooflight in the rear elevation, the removal of a rear garden wall/flower bed on the side (southern) boundary and the removal of a front raised flowerbed/wall and lowering of paving to the front elevation.

CONSULTATION RESPONSES

None required.

REPRESENTATIONS

None required.

PUBLICITY

None required

RELEVANT POLICIES

Not applicable

APPRAISAL

In order to be carried out under permitted development, the removal of two windows and one door together with removal of glass blocks and insertion of one window in the side elevation of the single storey rear addition must fall within Schedule 2, Part 1, Class A of the GPDO 2015:

Part 1, Class A.1:

- a) N/A
- b) N/A - There are no extensions proposed.
- c) N/A - There are no extensions proposed.
- d) N/A - There are no extensions proposed.
- e) N/A - There are no extensions proposed.
- f) N/A - There are no extensions proposed.
- g) N/A - There are no extensions proposed.
- h) N/A - There are no extensions proposed.
- i) N/A - There are no extensions proposed.
- j) N/A - There are no extensions proposed.
- k) The development does not involve the provision of a veranda/balcony/raised platform or the installation of any antenna or chimney/flue.

Part 2, Class A.2:

The application site is within Article 2(3) land (Hythe High Street conservation Area)

- a) N/A - The proposal does not include cladding
- b) N/A - There are no extensions proposed.
- c) N/A - There are no extensions proposed.

Part 2, Class A.3:

- a) The material to be used in the exterior work (uPVC window) will be of a similar appearance to those used in the construction of the exterior of the existing dwelling.
- b) N/A - No upper floor windows are proposed
- c) N/A - There are no extensions proposed.

In order to be carried out under permitted development, the installation of a rear rooflight in the dwelling must fall within Schedule 2, Part 1, Class C of the GPDO 2015:

- a) N/A
- b) The rooflight does not protrude beyond the plane of the slope of the original roof by more than 0.15m.
- c) The rooflight is not higher than the highest part of the original roof
- d) The proposal does not include a replacement chimney, flue or soil vent pipe and it does not include the installation of solar PV or thermal equipment.

Part 2, Class C.2:

N/A - The rooflight is not located on a roof slope forming a side elevation.

In order to be carried out under permitted development, the removal of a rear garden wall/flower bed on the side (southern) boundary and the removal of a front raised flowerbed/wall and lowering of paving to the front elevation must fall within Schedule 2, Part 11 (Heritage and Demolition), Class C of the GPDO 2015:

C.1 Development is not permitted by Class C if the demolition is 'relevant demolition' for the purposes of section 196D of the Act (demolition of an unlisted building etc in a conservation area).

The raised flower beds/walls and paving are all under 1m in height (adjacent to a highway) and are not 'relevant demolition'.

RECOMMENDATION

In light of the above, the proposed works constitute permitted development pursuant to Schedule 2, Part 1, Class A & Class C and Part 11, Class C of the Town and Country Planning (General Permitted Development) (England) Order 2015 as amended. Therefore the work is lawful and planning permission is not required.

Case Officer:

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

Name: Katy Claw Position: Planning Officer Date: 02.05.2017

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: N/A delegated decision Position: Date: