DELEGATED REPORT

Recommendation Made: 1 April 2009

Reference:- 09/00149/CLU **Parish:- Burbage Parish Council**

Applicant:- Mr John Thorpe
114 Sketchley Road
Burbage
Hinckley
Leicestershire

Location:- 114 Sketchley Road Burbage Hinckley Leicestershire LE10 2EA

Proposal:- CERTIFICATE OF LAWFUL PROPOSED DEVELOPMENT FOR EXTENSIONS AND ALTERATIONS TO DWELLING.

Introduction:-

A certificate of proposed development is sought for the erection of a single storey extension to the rear of a semi-detached property at 114 Sketchley Road, Burbage.

The proposal would project 3.7m from the rear wall of the dwelling and cover half the width.

Relevant Planning History

None relevant

Consultations:-

None relevant

Development Plan Policies:-

None relevant

Appraisal:-

The main issues for consideration are if the proposal complies with the criteria as stipulated under Schedule 2, Part 1, Class A of The Town and Country Planning (General Permitted Development)(Amendment)(No 2)(England) Order 2008.

114 Sketchley Road, Burbage is a semi-detached property that already benefits from a single storey lean to extension that covers approximately half of the rear extension. This is apparently on the site of the existing outbuilding to the property. Under the GPDO a single storey extension requires permission if it extends more than 3m beyond the rear wall of the original semi-detached dwelling house. Whilst there may have been a original section of the house that extended beyond the existing dwelling, this element of the building did not extend on the same side of the dwelling as the conservatory now proposed. The 3m therefore is measured from the original dwelling house at the point the extension adjoins.

It is therefore considered that the extension does not comply with the criteria of Schedule 2, Part 1, Class A of The Town and Country Planning (General Permitted Development)(Amendment)(No 2)(England) Order 2008 and the proposal should be refused.

Reasons :-

1 In the opinion of the Local Planning Authority, the proposed conservatory, due to the projection from the original wall of the dwelling house does not comply with the criteria as stipulated under Schedule 2, Part 1, Class A of The Town and Country Planning (General Permitted Development)(Amendment)(No 2)(England) Order 2008, and therefore the certificate of Lawful Proposed Development is not granted.

Notes to Applicant:-

1 List of plans used in the determination of this application:-
Site location plan, block plan, LPA-01, LPA-02

Contact Officer:- Sarah Humphries Ext 5680