

Delegated Report

Notification for Prior Approval for a Proposed Larger Home Extension

Case Officer:	Lauren Carroll	Valid Date:	09 September 2020
Officer Recommendation:	Prior Approval Required and Refused	Expiry Date:	21 October 2020
Application Number:	20/01794/PRIEXT	Recommended Date:	09 October 2020
Address:	18 Hatfield Road, Dagenham, Barking And Dagenham, RM9 6JR		
Proposal:	Prior notification application for the construction of a single storey rear extension. The proposed extension will extend beyond the rear wall by 4.50 metres. The maximum height of the proposed extension from the natural ground level is 3.00 metres. The height at eaves level of the proposed extension measured from the natural ground level is 2.73 metres.		

Neighbour Notification	
Address:	Summary of response:
20 Hatfield Road	No Response
22 Hatfield Road	No Response
90 Cartwright Road	No Response

Relevant Legislation
<ul style="list-style-type: none"> The Town and Country Planning Act 1990 (as amended) The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) Schedule 2, Part 1, Class A

ASSESSMENT

A. Dwellinghouse	
<i>Is the application site a Dwellinghouse?</i>	YES
<i>Officer comment: (if NO)</i>	

B. Pre-Commencement and Planning Enforcement	
<i>Had works commenced on the proposed development on the date the application was submitted?</i>	NO
<i>Is the development proposed the subject of a related enforcement case?</i>	NO
<i>Officer comment: (if YES)</i>	

C. Conservation Area (Article 2(3) land)	
<i>Is the application site located within a Conservation Area (Article 2(3) land)?</i>	NO
<i>Officer comment: (if YES)</i>	

D. Permitted Development Rights	
<i>Have the relevant provisions of Schedule 2, Part 1 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) been removed from the application site?</i>	NO
<i>Officer comment: (if YES)</i>	

E. Application Clarity	
<i>Has the developer provided sufficient information to enable the authority to establish whether the proposed development complies with the relevant conditions, limitations or restrictions as detailed within the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended)?</i>	YES
<i>Officer comment: (if NO)</i>	

F. The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) Schedule 2, Part 1, Class A Criteria

Does the proposed development comply with the relevant conditions, limitations or restrictions of Part 1, Class A of Schedule 2 to The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended)?

YES/NO

(If NO) Which conditions, limitations or restrictions of Part 1, Class A of Schedule 2 to The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) does the proposed development fail to comply with?

Conditions, limitations or restrictions

Officer comment:

Class A.1(j)iii

The proposed development, when combined with the existing side/rear extension, would extend beyond the side wall of the original dwellinghouse and would have a combined width of more than half the width of the original dwellinghouse. As such this would fail to comply with Class A.1(j)iii.

Officer comment:

CONCLUSION

F. The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) Schedule 2, Part 1, Class A Criteria

The proposed development does not comply with the conditions, limitations or restrictions applicable to development permitted by Schedule 2, Part 1, Class A of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended). Specifically the proposed development fails to comply with **A1(j)iii**. The Local Planning Authority consider the outstanding matters cannot be adequately addressed by way of conditions. As such, in accordance with Paragraph A.4(3) of Schedule 2, Part 1, Class A of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) the Local Planning Authority refuse this application.