REPORT FOR CONSIDERATION UNDER DELEGATED POWERS

1. APPLICATION DETAILS

Reference No: HGY/2014/3345 **Ward:** St Anns

Date received: 27/11/2014

Last amended date: DD/MM/YYYY

Drawing number of plans: 127-EX-GA-001, 127-EX-GA-002, 127-PROP-EL-001, 127-PROP-GA-001, 127-PROP-GA-002 & 127-PROP-SE-001

Address: 26 Brampton Road N15 3SX

Proposal: Erection of single storey extension which extends beyond the rear wall of the original house by 4m, for which the maximum height would be 3.3m and for which the height of the eaves would be 2.95m

Applicant: Mr Tom Stazicker

Ownership: Private

Officer contact: Matthew Gunning

RECOMMENDATION

PRIOR APPROVAL NOT REQUIRED

CONSULTATION

24 Brampton Road London N15 3SX Tottenham
28 Brampton Road London N15 3SX Tottenham
Park Nursery School Woodlands Park Road London N15 3SD Tottenham

RESPONSES

No responses received.

RELEVANT PLANNING LEGISLATION

The determination of this applications for prior approval is carried out under the Town and Country Planning (General Permitted Development Order) 1995 as amended (in particular by the Town and Country Planning (General Permitted Development) (Amendment) (England) Order 2013);

ANALYSIS/ASSESSMENT OF THE APPLICATION

Amendments to the Town and Country Planning (General Permitted Development) (Amendment) (England) Order 2013 were introduced on 9th May 2013, and became legislation on 30th May 2013. These introduced a new prior approval procedure to be carried out by homeowners wishing to extend their homes by 6m or 8m depth to the rear. The procedure is that the homeowner needs to notify the Local planning Authority of the

intention to extend their house, and by how much, and the Local Planning Authority must then notify adjoining neighbours, If no objections are received within 21 days, the Local Planning Authority must issue a notice stating that as no objection is raised, the prior approval of the Local Planning Authority is not required.

If an objection is received within 21 days, the Local Planning Authority must make a judgement as to whether there will be an impact on amenity from the proposed extension. If the LPA considers that there will be an impact, then they have to send a notice to the owner stating that prior approval is required, and that it is refused. This has to be done within 42 days (6 weeks) of receipt of the application. If it is not sent to the applicant within 42 days, then it is deemed that the proposal is acceptable.

The proposal is to replace this extension with a single storey rear extension. The new extension will extend 3m along 20% of its width, and 4m for the remaining. The height of the extension is to match the neighbour's existing extension at no.24.

In this particular instance no objections are raised and as such the prior approval of the Local Planning Authority is not required.

CIL APPLICABLE

The extension is under 100 sq.m

RECOMMENDATION

PRIOR APPROVAL NOT REQUIRED

Registered No. HGY/2014/3345

Applicant's drawing No.(s) 127-EX-GA-001
127-EX-GA-002
127-PROP-EL-001
127-PROP-GA-001
127-PROP-GA-002
127-PROP-SE-001

For the following reason(s)

The determination of this applications for prior approval is carried out under the Town and Country Planning (General Permitted Development Order) 1995 as amended (in particular by the Town and Country Planning (General Permitted Development) (Amendment) (England) Order 2013) and as no objections are raised the prior approval of the Local Planning Authority is not required.