LIST OF RECOMMENDATIONS UNDER DELEGATED POWERS 09/03/2015

Reference No: HGY/2015/0252

Ward:

Date received: 29/01/2015

Drawing number of plans: 46MA-101, 46MA-102.

Address: 46 Melrose Avenue N22 5EA

Proposal: Erection of single storey extension which extends beyond the rear wall of the original house by 4.5m, for which the maximum height would be 3m and for which the height of the eaves would be 2.75m

Applicant: Mr Hasan Caliskan

Ownership: Private

PLANNING DESIGNATIONS

Road Network: B Road

Officer contact: William Story

RECOMMENDATION

PRIOR APPROVAL NOT REQUIRED

CONSULTATION

Neighbours

RESPONSES

No responses received.

RELEVANT PLANNING LEGISLATION

Schedule 2, Part 1, Class A of the Town and Country Planning (General Permitted Development) Order 1995 (as amended) sets out the requirements for permitted development in respect of the enlargement, improvement or other alteration of a dwelling house.

ANALYSIS/ASSESSMENT OF THE APPLICATION

Any proposal which exceeds the limits in paragraph A.1(e) but is allowed by paragraph A.1(ea) of Schedule 2, Part 1, Class A of the Town and Country Planning (General Permitted Development) Order 1995 (as amended) must not be in a Conservation Area and must comply with the conditions set out in A.4 of the 2013 amendment.

Before beginning the development the developer shall provide the following information to the local planning authority:

Requirement	Comment	Complies
a written description of the proposed development including— (i) how far the enlarged part of the dwellinghouse extends beyond the rear wall of the original dwellinghouse (ii) the maximum height of the enlarged part of the dwellinghouse; and (iii) the height of the eaves of the enlarged part of the dwellinghouse;		Yes
(b) a plan indicating the site and showing the proposed development		Yes
(c) the addresses of any adjoining premises;		Yes
(d) the developer's contact address; and (e) the developer's email address if the developer is content to receive communications electronically.		Yes

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.

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

CIL APPLICABLE

N/A

RECOMMENDATION

PRIOR APPROVAL NOT REQUIRED

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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.