

Officer's Report

Application Number	HGY/2022/2811
Type	Prior approval Part 1 Class A.1(ea): Larger home extension
Location	59 Creighton Road, Tottenham, London, N17 8JU
Proposal	Erection of single storey extension which extends beyond the rear wall of the original house by 6m, for which the maximum height would be 3.7m and for which the height of the eaves would be 2.9m
Case Officer	Laina Levassor
Valid Date	24/10/2022
Applicant	Mr Devendrabharthi Gosai
Agent	

RECOMMENDATION

Refuse

CONSULTATION

As required under the Town and Country Planning (General Permitted Development) Order (2015), Schedule 2, Part 1, Section A.4(5), all adjoining neighbours must be notified of the application for Prior Approval. The following adjoining properties were consulted:

57, 59, 61 Creighton Road, N17 8JU

CONSULTATION RESPONSES

An objection was received on behalf of the 4 occupants residing in the application property as tenants. Legislation states 'Where any owner or occupier of any adjoining premises objects to the proposed development, the prior approval of the local planning authority is required as to the impact of the proposed development on the amenity of any adjoining premises' – this does not include or imply that current tenants are included in this consideration.

RELEVANT PLANNING LEGISLATION

The Town and Country Planning (General Permitted Development) (England) Order 2015 came into force on 15th April 2015 (SI no. 596), consolidating earlier legislation. Schedule 2, part 1 (Class A) of the Order allows householders to be able to build larger single-storey rear extensions under permitted development.

ANALYSIS/ASSESSMENT OF THE APPLICATION

The key issue here is whether the development is permitted development (in accordance with Class A, Part 1 of schedule 2, of The Town and Country Planning (General Permitted Development) (England) Order 2015 and if so whether the Prior Approval of the Local Planning Authority will be required as to the impact of the proposed extension on residential amenity.

PRIOR NOTIFICATION SUBMISSION REQUIREMENTS

Whether the following information has been provided to the Local Planning Authority:

A written description of the proposed development

YES

How far the enlarged part of the dwellinghouse extends beyond the rear wall of the original dwellinghouse

YES

The maximum height of the enlarged part of the dwellinghouse

YES

The height of the eaves of the enlarged part of the dwellinghouse

YES

A plan indicating the site and showing the proposed development

YES

The addresses of any adjoining premises (including those to the rear)

YES

The developer's contact address

YES

The developer's email address if the developer is content to receive communications electronically.

YES

Whether permitted development

If any of the following statements apply, then the proposal is not permitted development:

(a) permission to use the dwellinghouse as a dwellinghouse has been granted only by virtue of Class M, N, P or Q of Part 3 of this Schedule (changes of use):

NO

(b) The works result in more than 50% of the curtilage being covered by buildings:

NO

(c) The height of the extension is higher than the highest part of the roof of the existing dwellinghouse:

NO

(d) The height of the eaves of the extension is higher than the height of the eaves of the existing dwellinghouse:

NO

(e) The extension would extend beyond a wall which

(i) forms the principal elevation of the original dwellinghouse; or

(ii) fronts a highway and forms a side elevation of the original dwellinghouse:

NO

(f) Not applicable

N/A

(g) the extension is on article 2(3) land (conservation area) or SSSI, or

NO

(g) (i) the extension is single-storey and extends beyond the rear wall of the original dwellinghouse by more than 8 metres in case of a detached dwelling house, or 6m in case of any other dwelling house:

NO

(g) (ii) the extension exceeds 4 metres in height:

NO

(h) the enlarged part of the dwellinghouse is two storey (prior approval is only applicable to single-storey rear extensions):

NO

(i) the height of the eaves of the extension is higher than 3 Metres (only applicable for extensions within 2 metres from the boundary of the curtilage of the dwellinghouse)

NO

(j) the extension is to the side (prior approval is only applicable to single-storey rear extensions)

NO

(ja) any total enlargement (being the enlarged part together with any existing enlargement of the original dwellinghouse to which it will be joined) exceeds or would exceed the limits set out (e) to (j)

NO

(k) it would consist of or include the construction or provision of a veranda, balcony or raised platform; the installation, alteration or replacement of a microwave antenna; the installation, alteration or replacement of a chimney, flue or soil and vent pipe, or an alteration to any part of the roof of the dwellinghouse. (prior approval is only applicable to single-storey rear extensions)

NO

Conditions A.3 Development is permitted by Class A subject to the following conditions—

(a) the materials used in any exterior work (other than materials used in the construction of a conservatory) must be of a similar appearance to those used in the construction of the exterior of the existing dwellinghouse;

An informative will be included on the decision notice reminding that the materials used must be of a similar appearance to those used in the construction of the exterior of the existing dwellinghouse.

Condition A, 4 paragraph (3) of Class A states that the LPA may refuse an application where in the opinion of the authority – (a) the proposed development does not comply with or (b) the developer has provided insufficient information to enable the authority to establish whether the proposed development complies with, the conditions, limitations or restrictions applicable to development permitted by Class A which exceeds the limits in paragraph A.1(f) but is allowed by paragraph A.1(g).

Insufficient information has been provided to enable the LPA to determine that the proposal complies with the provision outlined above.

Consultation responses received confirm that the property is currently in use as an HMO with 4 occupants. The application site falls within the East of the borough where the conversion of single family dwellings into C4 HMOs are restricted, thereby requiring planning permission. As the current use of the property may not be considered a lawful use, further information is required to establish that any use is lawful and if permitted development rights are applicable.

IMPACT ON NEIGHBOURING AMENITY

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.

An objection was received on behalf of the 4 occupants residing in the application property as tenants. Legislation states 'Where any owner or occupier of any adjoining premises objects to the proposed development, the prior approval of the local planning authority is required as to the impact of the proposed development on the amenity of any adjoining premises' – this does not include or imply that current tenants are included in this consideration.

RECOMMENDATION

Insufficient information has been provided to enable the Council to determine whether the development complies with all the provision of Schedule 2, Part 1 Class A of the Town and Country Planning (General Permitted Development) (England) Order 2015, in conflict with Condition A.4 paragraph (3) of this legislation.