KIRKLEES METROPOLITAN COUNCIL
INVESTMENT & REGENERATION SERVICE

DEVELOPMENT MANAGEMENT

Town and Country Planning (General Permitted Development) (England) Order 2015 - Schedule 2, Part 1, Class A.1 (g) Condition A.4

DELEGATED DECISION FOR DISCHARGE OF CONDITION A.4 - NOTIFICATION OF A PROPOSED ENLARGEMENT TO DWELLINGHOUSE

Reference no.	**2017/HH/93502/E**
Site Address	**15, Old Mill View, Thornhill Lees, Dewsbury, WF12 9QJ**
Description	**The proposal is for a single storey rear extension. The extensions project 4.5m & 5.7m beyond the rear wall of the original dwellinghouse. The maximum height of the extension is 4m. The height of the eaves of the extension is 3m**
Recommending Officer	**Hannah Thickett**

DECISION – PRIOR APPROVAL NOT REQUIRED

I hereby authorise the approval of this application for the reasons set out in the officer's report and recommendation annexed below in respect of the above matter.

Kevin Walton

AUTHORISED OFFICER

Date: 20-Nov-2017

OFFICER RECOMMENDATION

DISCHARGE OF CONDITION A.4 , SCHEDULE 2, PART 1, CLASS A GENERAL PERMITTED DEVELOPMENT ORDER

1. Procedural Matters

Prior notifications for the erection of single storey rear extensions to dwellings are considered against the requirements as set out by the Town and Country Planning (General Permitted Development)(England) Order 2015 (as amended) Schedule 2, Part 1, Class A, condition A.4.

Proposals pursuant to Class A are permitted subject to limitations set out in paragraph A.1 and in the case of Class A.1 (ea) subject to the discharge of condition A.4. This proposal relates to development pursuant to Class A where condition A.4 is engaged and for the purposes of this assessment only the limitations for Class A.1 (ea) and requirements condition A.4 are considered. Other limitations within Class A are not considered other than where, in the opinion of the Local Planning Authority, the development does not comply with the limitations within Class A of the Order. Ultimately the responsibility to ensure the development is carried out in full accordance with any planning permission rests with the applicant or property owner/occupier.

Limitations for Class A.1(ea) Development

Is the site within a Conservation Area, Article 4 or SSI area?	No
Is any part of the proposal clearly outside the curtilage of the dwellinghouse?	No
If the house is detached and from the information submitted, does the extension extend more than 8 metres from the rear of the original dwellinghouse?	No
If the house is not detached and from the information submitted, does the extension extend more than 6 metres from the rear of the original dwellinghouse?	N/a
Does the proposal exceed 4 metres in height?	No
Have permitted development rights been removed from the property?	Yes 95/92774 – Condition 19) Notwithstanding the provisions of the Town and Country Planning (General

	Permitted Development) Order 1995, permitted development rights are withdrawn for the erection of any building or extension on the drives to all plots

Condition A.4

As part of the notification procedure, the Local Planning Authority notify owners or occupiers of adjacent premises of the proposed development by serving notice and allowing 21 days for objections to be made. The Local Authority shall take into account any representations made as a result of the notice given.

Consultation start date : 11/10/17

Consultation end date : 1/11/17

2. Objections

No objections received

2. Assessment

No requirement to assess as no objections received

*****Note***** For the extension to meet the requirements of permitted development, a gap of 25mm, as suggested by the Agent, should be left between the two extensions where the rear projection of the dwelling steps back. This is to accord with requirement A.1 (J)(ii) where the enlarged part of the dwellinghouse would extend beyond a wall forming a side elevation of the original dwellinghouse and the extension would have a width greater than half the width of the original house.

3. Recommendation

Prior approval is not, therefore, required.

Report Dated: 17/11/2017