

DELEGATED DECISION REPORT

APPLICATION NUMBER P141412/HN

The Cottage, Tillington, Hereford, HR4 8LR

CASE OFFICER: Miss K Gibbons

DATE OF SITE VISIT: n/a

Relevant Development **Not applicable**

Plan Policies:

General Permitted Development Order 1995 (as amended)

Relevant Site History: **None**

CONSULTATIONS

	Consulted	No Response	No objection	Qualified Comment	Object
Parish Council	X		X		
Neighbour letter/ Site Notice	X	X			

PLANNING OFFICER'S APPRAISAL:

Site description and proposal:

The application site comprises a detached dwelling, sited to the north of the C1095 to the north of the smaller settlement of Tillington.

The proposal is for the removal of the existing Utility room to the rear of the property and replace this with an extension with lean to, hipped roof. The extension would project 3.038m from the existing rear wall. It is uncertain if this, or the now internal wall was the original rear wall of the property. The eaves height would be 2.4m and ridge height 3.4m.

Representations:

None received

PC – no comment (responded to their queries by email on the 20th)

Pre-application discussion:

With C Atkins – advised to make application under notification procedure.

Appraisal:

This application is submitted under the amended Class A of Part 1, Schedule 2, of the Town and Country Planning (General Permitted Development) Order 1995 (30.5.2013). This temporary amendment (until 30.5.2016) permits a single storey extension to the original rear elevation of a detached dwelling of up to 8m in length, subject to compliance with the criteria and notification process set out in class A and no objections being received from neighbours.

A neighbour notification letter was sent on 19th May giving a period until 9th June 2014 for comments to be made. No comments have been received as part of this notification period.

The ground floor, rear extension would project 6m from the rear elevation of the original dwelling. Not more than 50% of the curtilage would be covered by buildings, it would not exceed the height restrictions set out in Class A and it would not comprise the construction or provisions of a veranda, balcony or raised platform. The site is not on Article 1(5) land. As the development complies with the permitted development criteria set out in the amendment to Class A and no objections have been received, the prior approval of the LPA is not required, as set out in Part 4(5) of the amendment. The development constitutes permitted development provided that it is completed on or before 30.5.2016

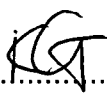
RECOMMENDATION: **PERMIT** ☒ **REFUSE** ☐

CONDITION(S) & REASON(S):

(please note any variations to standard conditions)

THE COUNTY OF HEREFORDSHIRE DISTRICT COUNCIL hereby gives notice that PRIOR APPROVAL IS NOT REQUIRED subject to the following conditions imposed by the Town and Country Planning (General Permitted Development) Order 1995 (as amended):

1. The development shall be completed on or before 30th May 2016.
2. The developer shall notify the Local Planning Authority of the completion of the development, as soon as is reasonably practicable after completion, providing the following information:
 - (a) the name of the developer
 - (b) the address or location of the development
 - (c) the date of completion
3. The materials used in the external work (other than materials used in the construction of a conservatory) shall be of a similar appearance to those used in the construction of the exterior of the existing dwellinghouse.

Signed:  Dated: 20/6/14

TEAM LEADER'S COMMENTS:

DECISION:

PERMIT

☒

REFUSE

☐

Signed: Dated: 20.6.14

REASON FOR DELAY (if over 8 weeks)

Negotiations

☐

Consultees

☐

Other

☐

(please specify)