

DELEGATED DECISION

- Please select each of the categories that enables this application to be determined under delegated powers
 - Criteria 1 to 5 or criteria 7 to 9 must be addressed for all categories of application, except for applications for Certificates of Lawfulness, etc.

APPROVAL RECOMMENDED: GENERAL

Select Option

1. No valid planning application objection in the form of a petition of 20 or more signatures, has been received ☐
2. Application complies with all relevant planning policies and is acceptable on planning grounds ☐
3. There is no Committee resolution for the enforcement action ☐
4. There is no effect on listed buildings or their settings ☐
5. The site is not in the Green Belt (but see 11 below) ☐

REFUSAL RECOMMENDED: GENERAL

6. Application is contrary to relevant planning policies/standards ☐
7. No petition of 20 or more signatures has been received ☐
8. Application has not been supported independently by a person/s ☐
9. The site is not in Green Belt (but see 11 below) ☐

RESIDENTIAL DEVELOPMENT

10. Single dwelling or less than 10 dwelling units and/or a site of less than 0.5 ha ☐
11. Householder application in the Green Belt ☐

COMMERCIAL, INDUSTRIAL AND RETAIL DEVELOPMENT

12. Change of use of retail units on site less than 1 ha or with less than 1000 sq m other than a change involving a loss of A1 uses ☐
13. Refusal of change of use from retail class A1 to any other use ☐
14. Change of use of industrial units on site less than 1 ha or with less than 1000sq.m. of floor space other than to a retail use. ☐

CERTIFICATE OF LAWFULNESS

15. Certificate of Lawfulness (for proposed use or Development) ☐
16. Certificate of Lawfulness (for existing use or Development) ☐
17. Certificate of Appropriate Alternative Development ☐

CERTIFICATE OF LAWFULNESS

18. ADVERTISEMENT CONSENT (excluding Hoardings) ☐
19. PRIOR APPROVAL APPLICATION ☐
20. OUT-OF-BOROUGH OBSERVATIONS ☐
21. CIRCULAR 18/84 APPLICATION ☐
22. CORPSEWOOD COVENANT APPLICATION ☐
23. APPROVAL OF DETAILS ☐
24. ANCILLARY PLANNING AGREEMENT (S.106 or S.278) where Heads of Terms have already received Committee approval ☐
25. WORKS TO TREES ☐
26. OTHER (please specify) ☐

The delegation powers schedule has been checked. Director of Residents Services can determine this application.

Case Officer

Signature:

Date:

A delegated decision is appropriate and the recommendation, conditions/reasons for refusal and informatives are satisfactory.

Team Manager:

Signature:

Date:

The decision notice for this application can be issued.

Director / Member of Senior Management Team:

Signature:

Date:

NONE OF THE ABOVE DATES SHOULD BE USED IN THE PS2 RETURNS TO THE ODPM

Report of the Head of Planning, Transportation and Regeneration

Address 3 COPSE WOOD WAY NORTHWOOD

Development: Single storey side/rear extension (Application for a Certificate of Lawful Development for a Proposed Development)

LBH Ref Nos: 22134/APP/2021/1580

Drawing Nos: 20210303-02
20210303-01
20210303-00
20210303-04
20210303-03

Date Plans Received: 21/04/2021 **Date(s) of Amendment(s):**

Date Application Valid: 26/04/2021

1. RECOMMENDATIONS

1.1 Recommendations

That a certificate of lawful use or development be **REFUSED** for the proposed development described above in respect of the land edged red on the attached plans for the following reasons:

The proposed development does not constitute permitted development by virtue of the provisions of Schedule 2, Part 1, Class A of the Town and Country Planning (General Permitted Development) (England) Order 2015 as the enlarged part of the dwellinghouse would extend beyond a wall forming a side elevation of the original dwellinghouse, and would have a width greater than half the width of the original dwellinghouse.

This determination is based on your submitted plans. All measurements are taken from existing ground level.

INFORMATIVES

2.0 Planning Considerations

The application seeks a certificate of lawful development for the erection of a single storey side/rear extension.

The submitted plans indicate that the proposed single storey side/rear extensions would:

- i) Not exceed 50% of the total area of ground covered by buildings within the curtilage of the dwellinghouse (other than the original dwellinghouse) and would not exceed 50% of the total area of the curtilage (excluding the ground area of the original dwellinghouse);
- ii) The height of the part of the dwellinghouse enlarged does not exceed the height of the highest part of the roof of the existing dwellinghouse;
- iii) The height of the eaves of the part of the dwellinghouse enlarged does not exceed the height of the eaves of the existing dwellinghouse;
- iv) Not be within 2 metres of the boundary of the curtilage of the dwellinghouse, and the

height of the eaves of the enlarged part does not exceed 3 metres;
v) Not exceed 4 metres in height;
vi) The materials used on the proposed extension match the existing house;
vii) The side/rear extension WOULD have a width greater than half the width of the original dwellinghouse.

The site is not in a Conservation Area, World Heritage Site or Area of Outstanding Natural Beauty (AONB). There are no other restrictions relating to the application dwelling, and there are no conditions removing permitted development rights for extensions.

Therefore, the existing development would not meet all the criteria under Schedule 2, Part 1, Classes A of the Town and Country Planning (General Permitted Development) (England) 2015, and is considered not to constitute permitted development.

3.0 Relevant Planning History

4.0 ALL CLASSES

Is the dwelling a flat or a maisonette?
NO

Is there a planning condition removing permitted development rights?
NO

Is the building listed/ in a Conservation Area?
NO

CLASS A - Proposed Extension

The height of the part of the dwellinghouse enlarged, improved or altered would exceed the height of the highest part of the roof of the existing dwellinghouse;
NO

The height of the eaves of the part of the dwellinghouse enlarged, improved or altered would exceed the height of the eaves of the existing dwellinghouse;
NO

The enlarged part of the dwellinghouse would extend beyond a wall which-
(i) fronts a highway, and
(ii) forms either the principal elevation or a side elevation of the original dwellinghouse;
NO

The enlarged part of the dwellinghouse would have a single storey and-
(i) extend beyond the rear wall of the original dwellinghouse by more than 4 metres in the case of a detached dwellinghouse, or 3 metres in the case of any other dwellinghouse, or
(ii) exceed 4 metres in height;
NO

The enlarged part of the dwellinghouse would have more than one storey and-
(i) extend beyond the rear wall of the original dwellinghouse by more than 3 metres, or
(ii) be within 7 metres of any boundary of the curtilage of the dwellinghouse opposite the rear wall of the dwellinghouse;

NO

The enlarged part of the dwellinghouse would be within 2 metres of the boundary of the curtilage of the dwellinghouse, and the height of the eaves of the enlarged part would exceed 3 metres;

NO

The enlarged part of the dwellinghouse would extend beyond a wall forming a side elevation of the original dwellinghouse, and would-

- (i) exceed 4 metres in height,
- (ii) have more than one storey, or
- (ii) have a width greater than half the width of the original dwellinghouse; or

YES - The technical guidance advises "Where an extension is beyond any side wall, the restrictions in (j) will apply.

This is the width of the original house measured at widest point) for the purpose of calculating the "half width"

limit for the extension not be more than half the width of the original house. The width of the original house

should be calculated at its widest point. The proposed extension would measure 8m in width. The original dwellinghouse has a width of 11.8m at its widest point as it is noted that the garage extension to the side is not original.

it would consist of or include-

- (i) the construction or provision of a veranda, balcony (means a platform with a height greater than 300 millimetres) or raised platform,
- (ii) the installation, alteration or replacement of a microwave antenna,
- (iii) the installation, alteration or replacement of a chimney, flue or soil and vent, pipe, or
- (iv) an alteration to any part of the roof of the dwellinghouse.

NO

In the case of a dwellinghouse in a Conservation Area, development is NOT permitted if you answer YES to any of the following questions:

A. Does the development involve the cladding of any part of the dwellinghouse with stone, artificial stone, pebble dash, render, timber, plastic or tiles?

NO

B. Does the extension extend beyond a wall forming a side elevation of the original dwellinghouse?

NO

C. Does the enlarged part of the dwellinghouse have more than one storey and extend beyond the rear wall of the dwellinghouse?

NO

Conditions of Class A: Development is NOT permitted if you answer NO to any of the following questions - Development is permitted by Class A, subject to the following conditions:

A. Are the materials used similar to those of the existing dwellinghouse?

YES

B(i). Are any new side facing windows obscurely glazed?

N/A

B(ii). Are any new side facing windows non - opening, or any parts of the window which do open 1.7m above the floor of the room?

N/A

C. Does the roof pitch of the extension match, so far as practicable, the roof pitch of the original dwellinghouse?

YES

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