

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, Sport and Green Spaces

Address 39 SOUTHBOURNE GARDENS RUISLIP

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

LBH Ref Nos: 70480/APP/2014/4277

Drawing Nos: Location Plan (1:1250)
1358.1 Rev. A

Date Plans Received: 04/12/2014 **Date(s) of Amendment(s):**

Date Application Valid: 04/12/2014

1. RECOMMENDATIONS

1.1 Recommendations

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

The proposed development constitutes permitted development by virtue of the provisions of Schedule 2, Part 1, Class A of the Town and Country Planning (General Permitted Development) Order 1995 as amended by the Town and Country Planning (General Permitted Development) (Amendment) (No2) (England) Order 2008.

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

INFORMATIVES

2.0 Planning Considerations

The application is for a Certificate of Lawful Development for the erection of a single storey rear extension for which Prior Approval has already been granted.

The plans indicate that the alteration would:

- i) Not result in more than half the area of land around the original house being covered by additions or extensions.
- ii) Not be higher than the highest part of the existing dwellinghouse or have eaves higher than the existing.
- iii) Not protrude forward of a principal or side elevation which fronts a highway.
- iv) Not extend beyond the rear elevation by more than 4 metres.
- v) Not be more than 4 metres in height.
- vi) Not have eaves above 3 metres within 2 metres of a boundary of the curtilage of the dwellinghouse.
- vii) Not have a width greater than half the width of the original dwellinghouse.
- viii) Have materials to match the existing dwellinghouse.

The proposed development would meet all the criteria stated under Schedule 2, Part 1,

Class A of the Town and Country Planning (General Permitted Development Order 1995 (as amended) and would be considered permitted development.

3.0 Relevant Planning History

70480/APP/2014/4278 39 Southbourne Gardens Ruislip

Erection of a single storey rear extension, which would extend beyond the rear wall of the original house by 4 metres, for which the maximum height would be 3.8 metres, and for which the height of the eaves would be 2.8 metres

Decision Date: 31-12-2014 PRN

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 (PAH approved)

(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
- NO

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?

Not applicable

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

Not applicable

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

Not applicable

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?

Not applicable

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?

Not applicable

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

YES

5.0 Other including Measurements

4m deep x 6m wide x 3.8m high (2.8m at the eaves)

Contact Officer: Liz Arnold

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