

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 6 PRINCES PARK CIRCLE HAYES

Development: 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 metres, and for which the height of the eaves would be 2.989 metres

LBH Ref Nos: 71418/APP/2016/863

Drawing Nos: SL(0)10 Rev. B
SL(0)20 Rev. B
SL(0)09 Rev. A

Date Plans Received: 01/03/2016 **Date(s) of Amendment(s):**

Date Application Valid: 01/03/2016

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) Order (2015), as submitted plans demonstrate that the height of the eaves of the part of the dwellinghouse to be enlarged would exceed the height of the eaves of the existing dwellinghouse.

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

2.0 Planning Considerations

Site and Locality

The application relates to a mid-terrace property located on the northern side of Princes Park Circle, Hayes. The property has previously been extended by way of a rear conservatory, which projects beyond the original rear wall of the property for a depth of 3.7m.

A previous application made under reference no: 71418/APP/2015/4484 confirmed that a proposed 4.0m would require prior consent as the eaves height of the extension would be greater than the eaves height of the original dwellinghouse.

Proposal

The application seeks to establish if prior approval is required for a single storey rear extension which would project beyond the original rear wall of the property for a depth of 4.0m, extending across the entire width of the property and covered by a flat roof of a

maximum height of 2.15m.

Conclusion

The occupiers of four neighbouring properties were consulted on the application by a letter dated 3 March 2016. By the close of the consultation period no neighbour objection was received.

The proposed depth of the extension is also not in breach of the adopted Article 4 Direction, whilst the application property is not listed, located within a conservation area and has not had its permitted development rights removed.

Submitted plans do however demonstrate that the eaves height of the extension would be higher than the eaves of the original property. The proposed development therefore does not represent permitted development by virtue of the provisions of Schedule 2, Part 1, Class A of the Town and Country Planning (General Permitted Development) Order (2015).

Prior approval is therefore required.

3.0 Relevant Planning History

71418/APP/2015/4413 6 Princes Park Circle Hayes

Conversion of roofspace to habitable use to include a rear dormer and 2 front rooflights
(Application for a Certificate of Lawful Development for a Proposed Development)

Decision Date: 18-12-2015 Approved

71418/APP/2015/4484 6 Princes Park Circle Hayes

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 2.8 metres, and for which the height of the eaves would be 2.8 metres

Decision Date: 13-01-2016 Refused

4.0 Any Neighbour Objections

The occupiers of the following properties were consulted on the application by a letter dated 3rd March 2016;

1. 4 Princes Park Circle
2. 8 Princes Park Circle
3. 4 Princes Park Parade
4. 6 Princes Park Parade.

Neighbour Objections received?

NO

5.0 Assessment of Impact on Neighbours

Not relevant to the determination of this application as no neighbour objections were received.

6.0 ALL CLASSES

If Semi or Terrace - does exceed 4m?

NO

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

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