

# 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** 10 COLHAM MILL ROAD WEST DRAYTON

**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 3.4 metres, and for which the height of the eaves would be 2.4 metres

**LBH Ref Nos:** 71563/APP/2016/343

**Drawing Nos:** Existing and Proposed Floor Plans and Elevations  
S/10/Q/01 (S.2)  
S/10/Q/01 (S.1)  
S/10/Q/01 (S-3)  
Location Plan (1:1250)

**Date Plans Received:** 28/01/2016 **Date(s) of Amendment(s):**

**Date Application Valid:** 02/02/2016

### 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 as permitted development rights were removed for the application property by Condition 20 of the original planning permission for the development of the property (Ref: 8935/E/96/284).

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

#### 2.0 Planning Considerations

The application seeks prior approval for the erection of a single storey rear extension which would extend beyond the rear wall of the original house by 4.0 metres, for which the maximum height would be 3.4 metres, and for which the height of the eaves would be 2.4 metres.

The two properties on either side of the application site at Nos 15 Humber Close and 11 Colham Mill Road were consulted via letter dated 03.02.16.

The application site is not situated within a Conservation Area, however Condition 20 of the original Planning Permission Ref: 8935/BE/96/284, revokes PD rights for any extensions and alterations without the further consent of the LPA.

No objections were received within the 21 day consultation period, however as the site does not benefit from Class A permitted development rights, the application is recommended for refusal.

### **3.0 Relevant Planning History**

### **4.0 Any Neighbour Objections**

15 Humber Close  
11 Colham Mill Road

Consulted via letter on 03.02.16. Expiry Date 24.02.16.

### **5.0 Assessment of Impact on Neighbours**

Not applicable as no objections received.

### **6.0 ALL CLASSES**

If Semi or Terrace - does exceed 4m

Is the dwelling a flat or a maisonette?  
NO

Is there a planning condition removing permitted development rights?  
YES - Condition 20 of the original planning permission Ref: 8935/BE/96/284, revokes further extensions and alterations without the further consent of the LPA.

Is the building listed/ in a Conservation Area?  
NO

**Contact Officer:** Naim Poptani

**Telephone No:** 01895 250230