

## DELEGATED DECISION OFFICER REPORT

AUTHORISATION	INITIALS	DATE
File completed and officer recommendation:	ER	14/07/2021
Planning Development Manager authorisation:	SCE	23.07.2021
Admin checks / despatch completed	CC	23.07.2021
Technician Final Checks/ Scanned / LC Notified / UU Emails:	ER	23/07/2021

**Application:** 21/00969/LUPROP **Town / Parish:** Frinton & Walton Town Council

**Applicant:** Mrs Helen Georgiou

**Address:** 7 Cranford Close Frinton On Sea Essex

**Development:** Erection of single storey rear extension

### **1. Town / Parish Council**

FRINTON & WALTON  
TOWN COUNCIL                      NOTED  
28.06.2021

### **2. Consultation Responses**

Not applicable

### **3. Planning History**

21/00969/LUPROP      Erection of single storey rear extension                      Current

### **4. Relevant Policies / Government Guidance**

Not applicable

### **5. Officer Appraisal (including Site Description and Proposal)**

#### Site Description

The site comprises of a detached dwelling with adjoining garage. The site is located on a corner plot with fencing along its boundaries.

#### Description of Proposal

This application seeks the issuing of a Lawful Development Certificate for the proposed development of a single storey rear extension.

A lawful use certificate is, 'a certificate issued by a local planning authority, on application, stating that an existing (LDC 191) or proposed use (LDC 192), or other forms of development, can be considered as lawful for planning purposes'.

Main considerations are;

- Planning History;
- General Permitted Development Order
- Conclusion.

#### Planning History

The application dwelling was as part of planning permission TEN/166/84 -New detached three bedroomed bungalow and double garage. This planning permission did not removed permitted development rights for extensions under Class A of the GPDO.

#### CLASS A - The enlargement, improvement or other alteration of a dwellinghouse

- (a) Permission to use the dwellinghouse as a dwellinghouse has been granted only by virtue of Class M, N, P or Q of Part 3 of this Schedule (changes of use);

Not applicable.

- (b) the total area of ground covered by buildings within the curtilage of the dwellinghouse (other than the original dwellinghouse) would exceed 50% of the total area of the curtilage (excluding the ground area of the original dwellinghouse);

The total area covered by the proposal and existing buildings will not exceed 50% of the total area.

- (c) 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;

The height of the proposed extension will not exceed the height of the highest part of the roof of the existing dwelling.

- (d) 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;

The eaves height of the proposed extension will not exceed that of the existing.

- (e) 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;

The proposed extension will be to the rear and therefore complies with the above.

- (f) 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;

The proposal will not exceed 4m in depth.

- (g) a dwellinghouse not on article 2(3) land nor on a site of special scientific interest, 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 8 metres in the case of a detached dwellinghouse, or 6 metres in the case of any other dwellinghouse, or
  - (ii) exceed 4 metres in height;

The proposal complies with the above.

- (h) The enlarged part of the dwellinghouse would have more than one storey and would
  - (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;

The proposed extension is single storey.

- (i) 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;

The proposal complies.

- (j) 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

The proposal is to the rear and therefore complies with the above.

- (k) It would consist of or include
  - (i) the construction or provision of a veranda, balcony 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.

The proposal does not include the construction or provision of a veranda, balcony or raised platform or the installation, alteration or replacement of a microwave antenna, chimney, flue, or soil and vent pipe.

## A.2

In the case of a dwellinghouse is on article (3) land development is also not permitted by Class A if

- (a) It would consists of or include the cladding of any part of the exterior of the dwellinghouse with, artificial stone, pebble sash, render, timber, plastic or tiles;
- (b) The enlarged part of the dwellinghouse would extend beyond a wall forming a side elevation of the original dwellinghouse; or
- (c) The enlarged part of the dwellinghouse would have more than one storey and extend beyond the rear wall of the original dwellinghouse.

The application site is not situated on article 2(3) land.

## A.3 Conditions

- (a) the materials used in any exterior 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;

The proposed materials will match those used in the host dwelling as stated on the submitted plan.

- (b) any upper-floor window located in a wall or roof slope forming a side elevation of the dwellinghouse shall be
  - (i) obscure-glazed, and
  - (ii) non-opening unless the parts of the window which can be opened are more than 1.7 metres above the floor of the room in which the window is installed; and

The proposal is single storey.

- (c) where the enlarged part of the dwellinghouse has more than one storey, the roof pitch of the enlarged part shall, so far as practicable, be the same as the roof pitch of the original dwellinghouse.

The proposal is single storey.

## Other Considerations

Frinton and Walton Town Council have noted the application.

No further letters of representation have been received.

## Conclusion

It is therefore concluded that the proposed rear extension is permitted development and therefore a Certificate of Proposed Lawful Development can be issued.

## **6. Recommendation**

Lawful Use Certificate Granted

## **7. Conditions**

- 1 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) (England) Order 2015.

## **8. Informatives**

Not applicable