

DELEGATED DECISION OFFICER REPORT

AUTHORISATION	INITIALS	DATE
Case officer recommendation:	RC	08/09/2023
Planning Manager / Team Leader authorisation:	ML	12/09/2023
Planning Technician final checks and despatch:	JJ	13/09/2023

Application: 23/01121/HHPNOT **Town / Parish:** Little Oakley Parish Council

Applicant: Mr Michael and Mrs Emma

Address: 60 Rectory Road Little Oakley Harwich

Development: Prior Approval Application under Part 1, Class A of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) for proposed single storey rear extension (Depth 4.6m, Maximum Height 2.93m, Eaves Height 2.58m).

1. Town / Parish Council

Little Oakley Parish Council No Objections

2. Consultation Responses

Not required.

3. Planning History

07/00614/FUL	Front single storey extension and replacement rear conservatory.	Approved	08.06.2007
23/01121/HHPNO T	Prior Approval Application under Part 1, Class A of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) for proposed single storey rear extension (Depth 4.6m, Maximum Height 2.93m, Eaves Height 2.58m).	Current	

4. Relevant Policies / Government Guidance

Not required.

5. Officer Appraisal (including Site Description and Proposal)

Summary

Householder Prior Notification is sought for the erection of a single storey rear extension to 60 Rectory Road, Little Oakley.

No objection was received from adjoining properties and no comments are required from the Town/Parish Councils.

Prior Approval is not required for the scheme.

Site Description

60 Rectory Road is a two-storey detached dwelling house situated within the Settlement Development Boundary of Harwich, Dovercourt, Parkeston and Little Oakley SDB. The property lies within a small residential area, which is characterised by semi-detached and detached dwellings. The property is neither listed nor is it within a conservation area.

Proposal

Prior Notification is sought for the erection of a single storey flat roof rear extension to the dwelling house. The proposal would protrude from the rear wall of the property by 4.6m and would cover a width of 4.2m. The development would have an eaves height of 2.58m and a maximum height of 2.93m. The external appearance of the extension would match the existing dwelling house.

Third Party Representations

No comments have been received from adjoining neighbours within the prescribed consultation period.

Planning Considerations

Confirmation is sought from the local planning authority as to whether prior approval is required for the erection of the single storey rear extension.

In regard to the criteria set out in Class A of Schedule 2, Part 1 of The Town, and Country Planning (General Permitted Development) (England) Order 2015 (as amended), the extension would not extend beyond the rear wall of the original dwelling by more than 6 metres and would not exceed 4 metres in height.

From the information provided, as a result of the works the total area of ground covered by buildings within the curtilage of the dwelling (other than the original dwelling) would not appear to exceed 50% of the total area of the curtilage (excluding the ground area of the original dwelling). The extension does not extend beyond the principal elevation or the side elevations of the original dwelling, and although it would be sited within 2 metres of the eastern boundary the eaves would not exceed 3m in height.

As the dwelling house is two-storey, the extension would not exceed the height of the highest part of the roof of the existing dwelling, and the height of the eaves of the extension would not exceed the height of the eaves of the existing dwelling.

No comments have been received from any adjoining premises and as such the prior approval of the local planning authority is not required as to the impact of the proposed development on the amenity of any adjoining premises.

Conclusion

The scheme accords with the relevant requirements stipulated within Class A of Schedule 2, Part 1 of The Town, and Country Planning (General Permitted Development) (England) Order 2015 (as amended). Prior Approval is not required.

6. Recommendation

HHPN - Prior Approval Not Required

7. Conditions

The development is to be built in accordance with submitted plans:

- Site Plan
- 08-2023-03P – Proposed Block Plan and Floor Plan
- 08-2023-04P – Proposed Elevations

8. Informatives

Not required.