

5.4 - SE/13/02245/PAE      Date expired 9 September 2013

PROPOSAL:                      Prior notification of a single storey rear extension which extends 4m beyond the rear wall of the original dwelling house with a maximum height of 2.5m and eaves height of 2.5m.

LOCATION:                        5 Tudor Crescent, Otford TN14 5QS

WARD(S):                        Otford & Shoreham

**ITEM FOR DECISION**

The application has been referred to the Development Control Committee as the applicant is currently employed by Sevenoaks District Council.

**RECOMMENDATION:**              Prior Approval Not Required

- 1      In May 2013, secondary legislation was laid before Parliament which increased the size of single-storey rear extensions which can be built under permitted development for a period of three years, between 30 May 2013 and 30 May 2016.
- 2      The size of single storey rear extension limits have been doubled from 4 metres to 8 metres for detached houses, and from 3 metres to 6 metres for all other houses. Other restrictions on permitted development as set out in Class A of the *Town and Country Planning (General Permitted Development) Order 1995 (as amended)* continue to apply.
- 3      These new larger extensions (i.e. if they extend between 4 and 8 metres or between 3 and 6 metres) must go through the following process:
- 4      A homeowner wishing to build a larger single-storey rear extension must notify the local planning authority and provide:
  - a.      a written description of the proposal which includes the length that the extension extends beyond the rear wall of the original house, the height at the eaves and the height at the highest point of the extension
  - b.      a plan of the site, showing the proposed development
  - c.      the addresses of any adjoining properties, including at the rear
  - d.      a contact address for the developer (the householder) and an email address if the developer is happy to receive correspondence by email
- 5      Full plans and elevations, to scale, are not required for this type of application.

- 6 If any adjoining neighbour raises an objection within the 21-day period, the local authority will take this into account and make a decision about whether the impact on the amenity of all adjoining properties is acceptable.
- 7 The decision on this type of application needs to be issued by 6<sup>th</sup> September. By default, if a local authority does not ensure that the decision on a prior approval application is received by the determination date, the development can begin.

#### Description of Proposal

- 8 The proposal is a prior approval application for a single story rear extension. The extension will extend 4m beyond the rear wall of the original dwelling house with a maximum height of 2.5m and eaves height of 2.5m.

#### Description of Site

- 9 The site is a detached residential property within the village of Otford. There is a footpath to the side and rear of the property. There are additional properties to the rear (Elmwood and The Gables) but these are under construction and not currently occupied.

#### Constraints

- 10 Airfield Safeguarding Zone
- 11 Area of Special Control of Adverts
- 12 Landfill Site

#### Planning History

- 13 SE/04/01022/FUL - New 2 metre fence to side and rear of the property.  
GRANTED.  
  
SE/04/02456/FUL - Loft conversion to make two new rooms with dormer window upon rear roof plane and insertion of two rooflights in front roof plane. REFUSED  
  
SE/04/03125/FUL - Loft conversion to form new room with dormer window.  
GRANTED

#### Neighbours Consulted

- 14 3 Tudor Crescent
- 15 7 Tudor Crescent
- 16 A site notice was posted on 30<sup>th</sup> July 2013
- 17 The consultation expired on 20.08.13. No representations have been received from the neighbouring properties.

#### Background

- 18 **This is an application to determine if prior approval is required for an extension to a domestic dwelling. This is not an application for a Lawful Development Certificate.**

- 19 This application can only be determined in accordance with the criteria set out below.

### **Chief Planning Officer's Appraisal**

- 20 The impact on the amenity of neighbouring properties is only relevant if an objection has been received. No objections have been received from the neighbouring properties.
- 21 Therefore prior approval is not required.
- 22 To be permitted the proposal must also comply with the criteria in Class A of the *Town and Country Planning (General Permitted Development) Order 1995 (as amended)*. This application will not make a decision on whether or not the proposal is permitted development but this issue has been considered.
- 23 No original permission for the property could be found and therefore the presumption is that permitted development rights have not been removed from the property.
- 24 Based on the information available the proposal has also been assessed against Class A of Part 1 of the Town and Country Planning (General Permitted Development) Order 1995 (as amended) and the proposal may be considered permitted development. **However, this comment is made without prejudice to any application for a Lawful Development Certificate and it should be noted that if the applicant requires the formal view of the council in this respect they are advised to apply for a Lawful Development Certificate.**

### **Conclusion**

- 25 Prior approval not required.

### **Background Papers**

Site and Block plans

Contact Officer(s): Deborah Miles Extension: 7360

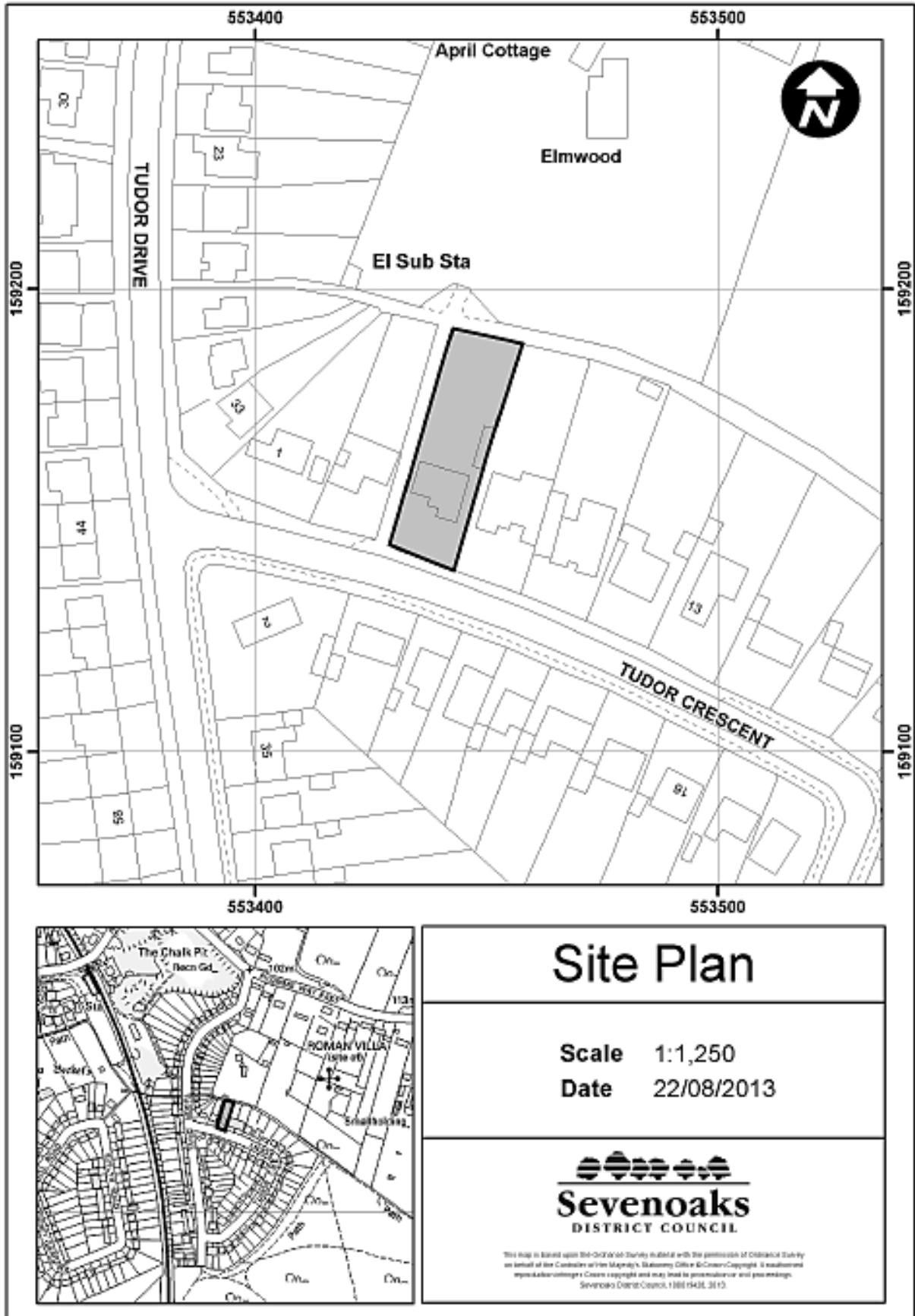
**Richard Morris**  
**Chief Planning Officer**

Link to application details:

<http://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=MQP3ENBK0L000>

Link to associated documents

<http://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=MQP3ENBK0L000>



# Site Plan

Scale 1:1,250  
 Date 22/08/2013



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**BLOCK PLAN**

