

OFFICER REPORT FOR DECISION UNDER DELEGATED AUTHORITY

APPLICATION NO: Y0493.21

WARD : Brooklands

Date Received: 25th October 2021

ADDRESS: 80 JUBILEE AVENUE
ROMFORD

PROPOSAL: Single Storey rear extension with an overall depth of 6m, a maximum height of 2.92m, and an eaves height of 2.82m. (PRIOR APPROVAL)

DRAWING NO(S):

RECOMMENDATION : It is recommended that **Prior Approval is Refused**

DESCRIPTION OF PROPOSAL

Single Storey rear extension with an overall depth of 6m, a maximum height of 2.92m, and an eaves height of 2.82m. (PRIOR APPROVAL)

RELEVANT HISTORY

Planning

P0185.97 - Single/two storey rear addition

P0423.05 - First floor rear extension and conservatory

P1329.21 - Single storey rear extension

Building Control

BA/6453/98/1 - Two storey rear extension and internal alterations

RA/5035/02/1 - Internal alterations

BA/6482/05/1 - First floor rear extension and alterations and ground floor extension - window to door

CONSULTATIONS/REPRESENTATIONS

Consultations were sent to adjoining neighbours on 26/10/2021 and 28/10/2021

RELEVANT POLICIES

Larger Home Application - Neighbourhood notification scheme 2013

STAFF COMMENTS

While carrying out the final checks as the consultation period has now finished - history relating to building control records (as noted previously) were found. On checking the plans and Google aerial view there is indeed an existing 2 storey rear extension.

For the proposal to be permitted development- the single storey rear extension can only extend off an original rear wall or a single storey extension up to the maximum depth of either 6m for an attached property or 8m for a detached property.

KEY ISSUES/CONCLUSIONS

It is recommended that the application is refused due to existing extensions, as the proposal would not be permitted development

RECOMMENDATION

It is recommended that **Prior Approval** is **Refused**

1. Refusal reason - proposal not PD

The proposal would not be permitted development due to an existing 2 storey rear extension.

2. PRA Refused Informative 1

This written notice indicates that the proposed development would not comply with condition A.4 of Schedule 2 Part 1 Class A of the Town and Country Planning (General Permitted Development) Order 2015. It is important to note that this written notice does not indicate whether or not the proposed development would comply with any of the other limitations of conditions of Schedule 2 Part 1 Class A.

The applicant has the right to an appeal against this notice to the Planning Inspectorate, see details below.

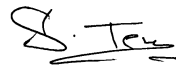
INFORMATIVES

1 PRA Refused Informative 1

This written notice indicates that the proposed development would not comply with condition A.4 of Schedule 2 Part 1 Class A of the Town and Country Planning (General Permitted Development) Order 2015. It is important to note that this written notice does not indicate whether or not the proposed development would comply with any of the other limitations of conditions of Schedule 2 Part 1 Class A.

The applicant has the right to an appeal against this notice to the Planning Inspectorate, see details below.

Authorising Officer: Suzanne Terry



30-11-2021