

OFFICER REPORT FOR DECISION UNDER DELEGATED AUTHORITY

APPLICATION NO: Y0031.23

WARD: South Hornchurch

Date Received: 27th January 2023

ADDRESS: 8 Edmund Road
Rainham

PROPOSAL: Single storey rear extension with an overall depth of 4m, a maximum height of 3.6m, and an eaves height of 2.2m. (PRIOR APPROVAL)

DRAWING NO(S):

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

DESCRIPTION OF PROPOSAL

Prior approval is sought for a 4m deep single storey rear extension
Received 27/1/23, with the application due to expire on 13/3/23

RELEVANT HISTORY

Building Control record PS/8022/22/3 - single storey rear extension, new W/C and utility room

CONSULTATIONS/REPRESENTATIONS

Consultation letters were sent to adjoining neighbours - no comments have been received.

RELEVANT POLICIES

Schedule 2, Part 1, Class A of The Town and Country Planning (General Permitted Development) (England) Order 2015

MAYORAL CIL IMPLICATIONS

None

STAFF COMMENTS

The application was nearing it's end stages with the neighbour notification period having passed.

Staff carried out normal checks to see if any objections had been received or if building works had commenced prior to issuing the end notification.

On checking the building control records for PS/8022/22/3 it was noted that inspections had been carried out for the single storey rear extension element with foundations inspected 24/1/23. The most recent inspection was 28/2/23 for the roof.

KEY ISSUES/CONCLUSIONS

Under the legislation for larger home applications no works can commence until the local authority has completed the process. As our building control records show that works have commenced on site there is no alternative other than to recommend this application for refusal.

RECOMMENDATION:

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

1 Reason for refusal (free text)

Works have commenced on site before the prior approval process has been completed. The prior approval process cannot therefore be followed as the legislation requires the prior approval process to be completed before works commence

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.

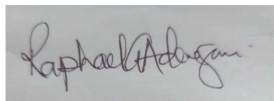
INFORMATIVES

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:

A rectangular box containing a handwritten signature in black ink. The signature appears to read 'Raphael Adenegan'.

Raphael Adenegan

1st March 2023