

East Area Planning Committee

- 5th November 2014

Application Number: 14/02561/CPU

Decision Due by: 6th November 2014

Proposal: Single storey rear extension – larger Home Extension PD

Site Address: 19 Mortimer Drive, Marston, Oxford OX3 0RU

Ward: Marston Ward

Agent: N/A

Applicant: Corporate Assets for Oxford City Council

Committee Reason: This application is referred to committee due to the application being City Council Housing Services

Recommendation:

APPLICATION BE APPROVED

For the following reasons:

- 1 The proposal has been subject to an application for a larger home extension, reference 14/02356/H42, with no neighbour objections received, no prior approval was required, and the proposal is therefore considered development permitted by Class A; of Schedule 2 Part 1 of the Town and Country Planning (General Permitted Development) Order 1995 as amended by the Town and Country Planning (General Permitted Development) (Amendment) (No.2) (England) Order 2008 and does not, therefore require planning permission to be obtained from the local planning authority, provided that the proposal is carried out as described, and is within the curtilage of this property.

Legislation:

GDPO - Town and Country Planning (General Permitted Development) Order 1995 as amended by the Town and Country Planning (General Permitted Development) (Amendment) (No.2) (England) Order 2008

Relevant Site History:

14/02356/H42 - Larger Home extension consultation scheme

Representations Received:

None received

Officers Assessment:

1 Site Description

- 1.1 19 Mortimer Drive is a mid-terraced residential dwelling in the urban area of Marston.

2 Planning History

- 2.1 In 2014 an application was submitted (reference 14/02356/H42) for the determination as to whether the Council's prior approval was required for a larger home extension under recent changes to the General Permitted Development Order to determine if the proposal was considered permitted development and if prior approval was required .
- 2.2 No objections had been received and thus the proposal did not require prior approval and is considered permitted development.

3 Proposals

- 3.1 As set out above, a lawful development certificate for a proposed use is sought for the larger single storey rear home extension to 19 Mortimer Drive.
- 3.2 The rear extension is proposed to project 4.725 metres to the rear / south east of the existing dwelling. The width of the development is 4.493 metres with a flat roof at 2.6 metres height. A window is proposed to the rear of the proposed extension as well as a small window off the bathroom to the side of the proposed development.
- 3.3 The housing services proposal is for an additional bedroom and bathroom facility for a disabled occupant.
- 3.4 The proposal is considered to comply with the requirements of permitted development because the following points are met:-
 - as a result of the works, 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 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 eaves of the part of the dwellinghouse enlarged,

improved or altered would exceed the height of the eaves of the existing dwellinghouse;

- 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;
- subject to paragraph (ea), 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 4metres in the case of a detached dwellinghouse, or 3 metres in the case of any other dwellinghouse, or(ii) exceed 4 metres in height; (paragraph (ea) states “until 30th May 2016, for a dwellinghouse not on article 1(5) 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 8metres 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 enlarged part of the dwellinghouse would have more than one storey and (i) extend beyond the rear wall of the original dwellinghouse by more than 3metres, or(ii) be within 7 metres of any boundary of the curtilage of the dwellinghouse opposite the rear wall of the dwellinghouse;
- 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 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(iii) have a width greater than half the width of the original dwellinghouse;
- 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.

4 Conclusion:

- 4.1 The proposal meets all permitted development criteria as laid out by the Town and Country Planning (General Permitted Development) Order 1995 as amended by the Town and Country Planning (General Permitted Development) (Amendment) (No.2) (England) Order 2008. On the basis of the above, officers recommend that the application be approved.

Background Papers:

14/02356/H42

Contact Officer: Tobias Fett

Extension: 2241

Date: 20.10.2014

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