

# Development Management Delegated Decision Report

B/20/0328



## DELEGATED APPLICATION

Application No: **B/20/0328**  
 Location: **Somerville, Church Road, Freiston, Boston, Lincolnshire, PE22 0NX**  
 Proposal: **Prior approval for a single storey rear extension 6.50 (L) x 4.3m (W).  
 Maximum height of flat roof 3.24m**  
 Officer: **Richard Byrne**

Recommendation: **Refuse - Planning permission required**

Context		
Application Description	It is proposed to extend the detached bungalow with a flat roof extension 6.50 (L) x 4.3m (W). Maximum height of flat roof 3.24m.	
Relevant planning History	There is no relevant planning history	
The main issues are:		
1. Whether the proposed works are permitted development by virtue of Schedule 2, Part 1, Class A of the Town and Country Planning (General Permitted Development) (England) Order 2015 as amended		
	Yes/No	PD?
Have permitted development rights been removed	N	N
Is the property a dwellinghouse	Y	Y
Is it detached?	Y	
Is it semi-detached or terraced?	N	
Is it within a conservation area	N	
(a) Has permission to use the dwellinghouse as a dwellinghouse been granted only by virtue of Class M, N, P or Q of Part 3 of this Schedule (changes of use)	N	N
(b) 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)	N	Y
(c) would the height of the part of the dwellinghouse enlarged, improved or altered exceed the height of the highest part of the roof of the existing dwellinghouse	N	Y
(d) would the height of the eaves of the part of the dwellinghouse enlarged, improved or altered exceed the height of the eaves of the existing dwellinghouse	Y	N
(e) would the enlarged part of the dwellinghouse extend beyond a wall which:- (i) forms the principal elevation of the original dwellinghouse; or (ii) fronts a highway and forms a side elevation of the original dwellinghouse	N	Y



(f) would, subject to paragraph (g), 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 4 metres in the case of a detached dwellinghouse, or 3 metres in the case of any other dwellinghouse, or (ii) exceed 4 metres in height	<b>Y</b>	(See g)
(g) is the development outside of article 2(3) land (conservation area) or outside of a site of special scientific interest	<b>Y</b>	<b>Y</b>
(g) cont._ would it have a single storey (previous extensions to the rear need to be taken into account)	<b>Y</b>	<b>Y</b>
(i) (i) Would it extend beyond the rear wall of the original dwellinghouse by up to or the equivalent of 8 metres in the case of a detached dwellinghouse, or 6 metres in the case of any other dwellinghouse	<b>N</b>	<b>Y</b>
(ii) (ii) Be less than or equal to 4 metres in height	<b>Y</b>	<b>Y</b>
Have any representations been received from <b>adjoining</b> premises	<b>NO</b>	
(h) would the enlarged part of the dwellinghouse have more than one storey and:- (i) extend beyond the rear wall of the original dwellinghouse by more than 3 metres, or (ii) be within 7 metres of any boundary of the curtilage of the dwellinghouse opposite the rear wall of the dwellinghouse	<b>N</b>	<b>Y</b>
(i) would the enlarged part of the dwellinghouse 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	<b>N</b>	<b>Y</b>
(j) would the enlarged part of the dwellinghouse extend beyond a wall forming a side elevation of the original dwellinghouse, and:- (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	<b>N</b>	<b>Y</b>
(ja) any total enlargement (being the enlarged part together with any existing enlargement of the original dwellinghouse to which it will be joined) exceeds or would exceed the limits set out in sub-paragraphs (e) to (j)	<b>N</b>	<b>Y</b>
(k) 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	<b>N</b>	<b>Y</b>
<b>A.2</b> In the case of a dwellinghouse on article 2(3) land, development is not permitted if:- (a) it would consist of or include the cladding of any part of the exterior of the dwellinghouse with stone, artificial stone, pebble dash, render, timber, plastic or tiles;		
(b) the enlarged part of the dwellinghouse would extend beyond a wall forming a side elevation of the original dwellinghouse;		

(c) the enlarged part of the dwellinghouse would have more than one storey and extend beyond the rear wall of the original dwellinghouse		
(d) any total enlargement (being the enlarged part together with any existing enlargement of the original dwellinghouse to which it will be joined) exceeds or would exceed the limits set out in sub-paragraphs (b) and (c)		
<b>A.3</b> Development is permitted by Class A subject to the following conditions:- (a) would the materials used in any exterior work (other than materials used in the construction of a conservatory) be of a similar appearance to those used in the construction of the exterior of the existing dwellinghouse	<b>Y</b>	Y
(b) would any upper-floor window located in a wall or roof slope forming a side elevation of the dwelling house be:- (c) obscure-glazed, and (d) non-opening unless the parts of the window which can be opened are more than 1.7 metres above the floor of the room in which the window is installed;	<b>N/A</b>	Y
(c) where the enlarged part of the dwellinghouse has more than a single storey, or forms an upper storey on an existing enlargement of the original dwellinghouse. the roof pitch of the enlarged part must, so far as practicable, be the same as the roof pitch of the original dwellinghouse	<b>N/A</b>	Y

## **Summary**

Representations have not been received from the neighbouring properties Champina, Church Road, Freiston, Boston PE22 0NX and Chatsworth, Church Road, Freiston, Boston PE22 0NX.

However, the height of the eaves (where the wall meets the outside edge of the flat roof) of the proposed extension would exceed the eaves height of the existing dwellinghouse. The existing eaves height measures 2.56 metres from ground level whilst the proposed extension measures 2.75 metres above ground level.

Therefore the proposed development is not permitted development by virtue of Part 1 Class A, A.1(d) of the The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).

Given the above assessment, it is concluded that the proposal is not permitted development and planning permission is therefore required.

### **Recommendation: Refuse - Not Permitted Development**

By virtue of the eaves height of the development which would be higher than the existing eaves of the part of the dwellinghouse to be enlarged, the proposal would fail criteria A.1(d) of Part 1 Class A, of the The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended). As such, it is not permitted development and planning permission is required.

### **Informatives:**

Determined By: Richard Byrne  
Date: 16/10/2020