
F/YR22/0609/CERTP

**Applicant: Mr & Mrs Michael And
Philippa Pearson**

Agent:

The Old School House, 15 Church Road, Christchurch, Wisbech

Certificate of lawfulness (Proposed): Erect a single-storey rear extension to existing dwelling

1 SITE DESCRIPTION

The application site is situated on the southern side of Church Road, within the settlement of Christchurch. The dwelling on site is a 2-storey semi-detached dwelling with a single-storey element to the rear.

Christchurch Church, a Grade II Listed Building, is situated to the west of the site.

2 PROPOSAL

This application seeks to confirm whether planning permission is required to erect a single-storey rear extension to the existing dwelling to facilitate a garden room.

3 SITE PLANNING HISTORY

| Reference | Description | Decision |
|------------------|---|-------------------------|
| F/0845/84/F | First floor extension | Permitted 20/11/1984 |
| F/0136/84/F | Ground floor kitchen and bathroom extension Old School House Church Road Christchurch | Permitted 27/03/1984 |

4 CONSULTATIONS

No consultations undertaken.

5 ASSESSMENT

The planning history of the site has been researched and there are no conditions preventing development such as the proposed. It is therefore necessary to establish whether the proposed development may be implanted by virtue of permitted development under Schedule 2, Part 1, Class A of the Town and Country Planning (General Permitted Development) (England) Order 2015. The table below sets out the necessary criteria and assesses the compliance of the proposal in relation to these.

| A1 | Enlargement, Improvement or other alteration of a dwellinghouse | |
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| (a) | Dwellinghouse not class M, N, P, PA or Q of Part 3 development. | The existing dwelling does not fall within any of these classes of development and is therefore compliant . |
| (b) | Total area of ground covered by buildings would exceed 50% (excluding existing dwellinghouse and land covered by dwellinghouse). | The total area of the existing dwelling and proposed extension is within the allowable 50% specified and is therefore compliant . |
| (c) | Height would exceed highest part of the dwellinghouse enlarged. | The existing dwelling is a 2-storey dwelling and the single storey extension will not exceed the height of the existing dwelling, therefore compliant . |
| (d) | Height of the eaves would exceed eaves of the existing dwellinghouse. | The eaves height of the single-storey extension is lower than the eaves height of the 2-storey dwelling and is therefore compliant . |
| (e) | Enlarged part of dwellinghouse would extend beyond a wall forms a principal elevation or fronts a highway and forms a side elevation. | The proposed extension is situated to the rear of the existing dwelling on site and is therefore compliant . |
| (f) | Subject to (g) the enlarged part of the dwelling would have a single storey and would 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 exceed 4 metres in height. | <p>There are previous planning applications on site, as detailed in Section 3 above. These applications however relate to the neighbouring dwelling The Old School, 17 Church Road.</p> <p>The proposed extension will extend beyond the original dwellinghouse by 1.8 metres approx and is therefore compliant.</p> |
| (g) | For a dwellinghouse not on article 2(3) land the enlarged part of the dwellinghouse would extend beyond a rear wall of the original dwelling by more than-8 metres for a detached dwelling, or 6 metres in the case of any other dwelling, or exceed 4 metres in height- subject to prior approval procedures (outlined in A.4). | This application is not for a larger extension, therefore not applicable . |

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| (h) | Enlarged part of the dwelling would have more than a single storey and would extend beyond the rear wall of the dwelling by more than 3 metres or be within 7 metres of any boundary of the curtilage of the dwellinghouse opposite the rear wall of that dwellinghouse | The proposed extension is single storey and therefore not applicable . |
| (i) | Enlarged part of the dwellinghouse would be within 2 metres of the boundary of the curtilage and the height of the eaves of the enlarged part would exceed 3 metres. | The flat roofed extension proposed does not exceed 3 metres in height and therefore compliant . |
| (j) | Enlarged part of dwelling would extend beyond a wall forming a side elevation of the original dwellinghouse and would exceed 4 metres in height, have more than a single storey, or have a width greater than half the width of the original dwellinghouse. | The proposal does not seek to extend beyond a wall forming a side elevation of the original dwellinghouse, therefore not applicable . |
| (ja) | Any enlargement (being the enlarged part together with any existing enlargement of the original dwellinghouse) exceeds the limits set out in subparagraphs (e) to (j) | There have been no previous extensions to the dwelling; therefore the total enlargements are compliant with the limits set out in subparagraphs (e) to (j). |
| (k) | It would consist of or include the construction of a veranda, balcony or raised platform, the installation, alteration or replacement of a microwave antenna, chimney, flue or soil and vent pipe or an alteration to the roof of the dwellinghouse. | There are no such alterations or installations proposed, therefore not applicable . |
| A.2 | Article 2 (3) land | The site is not located within a Conservation Area therefore not applicable . |
| A.3 (a) | The materials used in any exterior work must be of a similar appearance to the existing dwelling (other than in the case of a conservatory) | The materials used in any exterior work (other than materials used in the construction of a conservatory) must be of similar appearance to those used in the construction of the exterior or the existing dwellinghouse; it is for the applicant to ensure they comply with this element . |
| (b) | Upper floor windows | The proposal is single storey and includes no upper floor windows, thus not applicable . |

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| (c) | Roof pitch if more than a single-storey | The proposal is single storey thus not applicable. |
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6 CONCLUSIONS

The proposal complies with Schedule 2, Part 1, Class A of the Town and Country Planning (General Permitted Development) (England) Order 2015 as detailed above, and as such constitutes lawful development.

7 RECOMMENDATION

Planning permission not required.

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| Case Officer: K Crow Date: 31/05/2022 | Team Leader: <i>pp Alison Hoffman</i> Date: <i>14/07/2022</i> |
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