



Studio
Charrette

Single storey rear extension

**59 Loftos Avenue
BLACKPOOL
FY4 3HA**

Covering Letter

Blackpool Borough Council
PO BOX 17,
Corporation Street,
Blackpool,
FY1 1LZ

6th November 2023

SUBMITTED VIA PLANNING PORTAL

Dear Sir/ Madam

Planning Portal Reference PP-XXXXX

Studio Charrette is pleased to submit this application for a Lawful Development Certificate on behalf of Ms. Marina Ilieva.

The purpose of this application is to demonstrate that the proposed development of a single storey rear extension at 159 Loftos Avenue, Blackpool, FY4 3HA would be lawful for planning purposes under section 192 of the Town and Country Planning Act 1990.

The application is supported by the following documents:

- Application form
- Correct fee
- Cover letter (this document)
- Site location plan
- Existing and proposed drawings

The remainder of this covering letter provides an overview of the site and the proposed development and demonstrates conformity with the Town and Country Planning (General Permitted Development) Order.

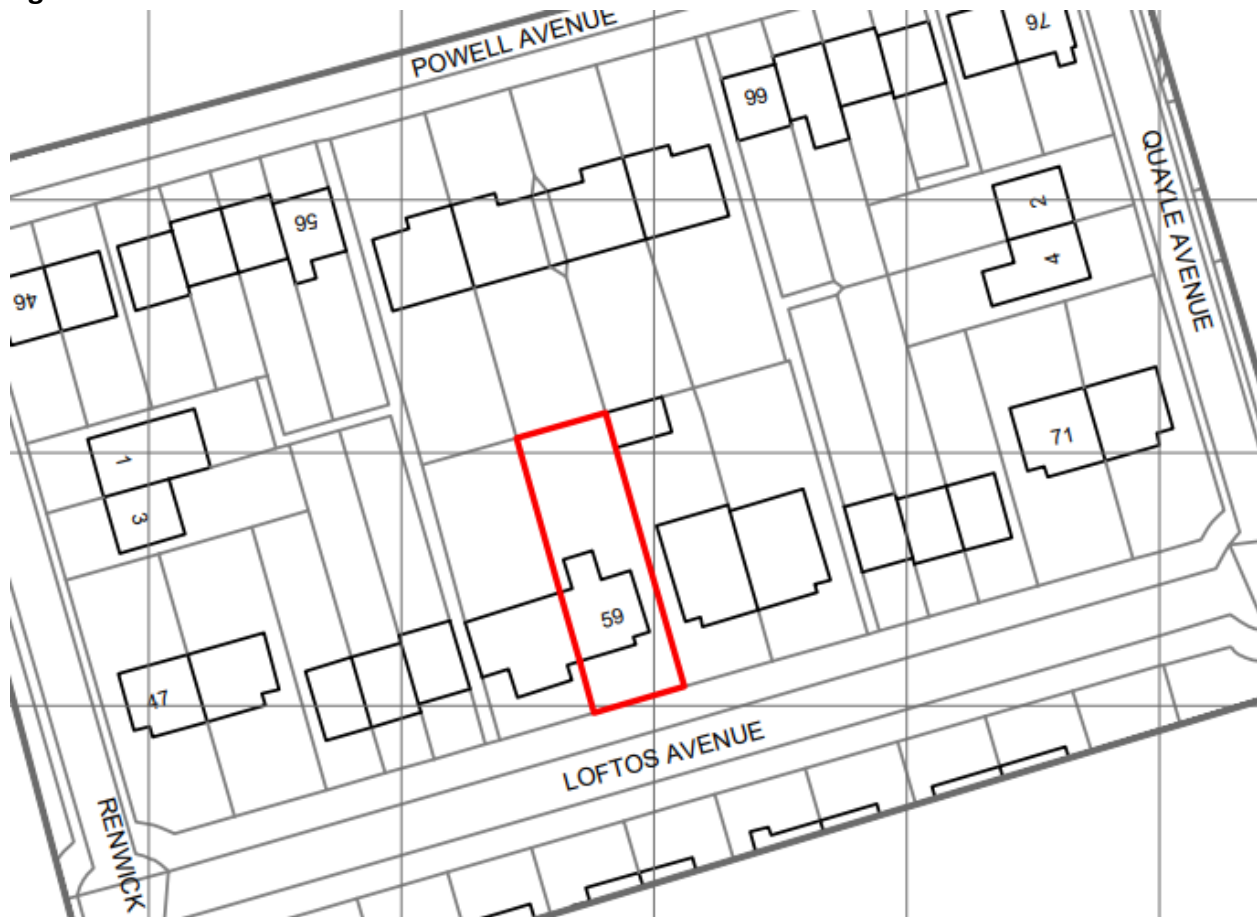
Application Site

59 Loftos Avenue is a two storey, semi-detached property, with an existing conservatory to the rear. The property has a white render finish and a pitched roof. To the front the property benefits from a good size garden with an off-street parking space. To the rear the property has a large garden with direct access from the side of the dwelling.

The surrounding properties generally comprise a consistent character and form.

The property is not a listed building. It is not located in a conservation area, AONB or World Heritage Site and it is not covered by an Article 4 Direction.

Figure 1: Site Location Plan



Planning History

There have been no previous applications on the site. There are no planning conditions or obligations on the property to remove permitted development rights.

The Proposal

The applicant is proposing to extend the existing conservatory to the side and provide a new mono pitch roof over the entire rear extension.

The new extension will project 3m from the original rear wall and extend up to the existing side wall of the dwelling. It will have a mono-pitched roof and a maximum height of approximately 3.3m and an eaves height of approximately 2.6m. It will be largely glazing to match the existing conservatory, but it will have a solid roof to replace the existing glass roof.

Figure 2: Proposed Rear Elevation



Rear Elevation:

1:100 at A3

Assessment

To be considered permitted development the development must conform with the criteria set out in the Town and Country Planning (General Permitted Development) Order.

Below is a checklist to demonstrate compliance:

Single Storey Rear Extension

Householder permitted development rights are set out in Part 1 Town and Country Planning (General Permitted Development) (England) Order 2015 (“the Order”) as amended. Class A permitted development rights relate to householder extensions.

Part A1

(a) Would, 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) exceed 50% of the total area of the curtilage (excluding the ground area of the original dwellinghouse)?

No

(b) 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?

No

(c) 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?

No

(d) Would the enlarged part of the dwellinghouse extend beyond a wall which fronts a highway AND forms either the principal elevation or a side elevation of the original dwellinghouse?

No

(e) Would the enlarged part of the dwellinghouse be single storey?

Yes

(i.) Would the enlarged part of the dwellinghouse extend beyond the rear wall of the original dwellinghouse by more than 4 metres if the house is detached, or 3 metres in the case of any other type of dwellinghouse (i.e. semi-detached or terraced)?

No

(ii.) Would the enlarged part of the dwellinghouse exceed 4 metres in height?

No

(f) Would the enlarged part of the dwellinghouse have more than one storey?

No

(g) 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 exceed 3 metres?

No

(h) Would the enlarged part of the dwellinghouse extend beyond a wall forming a side elevation of the original dwellinghouse?

No

(i) Would the proposal consist of or include:

(i.) The construction or provision of a veranda, balcony or raised platform?

No

(ii.) The installation, alteration or replacement of a microwave antenna (e.g. satellite dish)?

No

(iii.) The installation, alteration or replacement of a chimney, flue or soil and vent pipe?

No

(iv.) An alteration to any part of the roof of the dwellinghouse?

No

Part A2

Is the dwellinghouse located in a Conservation Area?

No

Part A3

(a) will 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;

Yes

Conclusion

Following a review of the proposals applicable general permitted development rights it is of our view that the development constitutes permitted development.

Should you require any further information, please contact me at the address below.

Yours faithfully,

Cora Younger MRTPI

Studio Charrette

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