

FAO: Development Services
Warwick District Council
Riverside House
Leamington Spa
CV32 5HZ

15 December 2023

PROJECT: 23061 – HOUSEHOLDER PRIOR APPROVAL FOR A PROPOSED LARGER HOME EXTENSION
SITE: EDNAM MEADOW, THE CUMSEY, PINLEY GREEN

Dear Sir / Madam,

This letter accompanies the online submission of an application to determine if prior approval is required for a Proposed Larger Home Extension at Ednam Meadow, The Cumsey, Pinley Green. The application is submitted on behalf of Mr Webb.

The application comprises the following:

- Application Form.
- Drawings numbers 21188-201, 202, 203, 210, 211, & 212.
- Fee paid by Mr Webb via the Planning Portal.

A separate Lawful Development Certificate application has also been submitted for extensions to the dwelling, one outbuilding and hardstanding under planning portal reference PP-12670855. In the separate Lawful Development Certificate, Mr Webb seeks confirmation that the extensions, outbuilding and associated hardstanding are permitted development.

Schedule 2, Part 1 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) sets out the permitted development rights for development within the curtilage of a dwellinghouse. The legislation requires that, where rear extensions extend between 4m and 6m (semi-detached) or 8m (detached) beyond the rear wall of the original house, an application for prior approval must be submitted to the Council. This application is therefore duly submitted.

One of the single storey rear extensions under consideration does not directly adjoin the rear of the original house but extends beyond the proposed side extension. The September 2019 Permitted Development Technical Guidance describes an example of this on page 20. The extension does not extend more than 8m beyond the rear wall of the original dwellinghouse and does not exceed 4m in height. Dimensions are annotated on the submitted plans.

There is one immediate neighbour either side of the property (Cumsey Lodge & Ednam Cottage) and open fields to the rear boundary. The property is accessed off The Cumsey.

The Council's confirmation that the proposal is in accordance with the GPDO 2015 (as amended) is sought.

We trust this is received in good faith and should you have any questions or queries during the processing of the application then please do not hesitate to contact us and we would be happy to assist as necessary.

Kind Regards,



David Coloini MCIAT

DIRECTOR

Coloini + Lane Architecture Limited