

**COPELAND BOROUGH COUNCIL
DELEGATED PLANNING DECISION**

1.	Reference No:	4/21/2378/OE1
2.	Proposed Development:	LAWFUL DEVELOPMENT CERTIFICATE FOR A REAR EXTENSION
3.	Location:	65 HOPE STREET, MILLOM
4.	Parish:	Millom
5.	Constraints:	ASC;Adverts - ASC;Adverts, Flood Area - Flood Zone 2, Coal - Off Coalfield - Data Subject To Change
6.	Publicity Representations & Policy	Neighbour Notification Letter: NO Site Notice: NO Press Notice: NO Consultation Responses: See report Relevant Planning Policies: See report
7.	Report:	
	Site and Location	This application relates to 65 Hope Street, a terraced property located within Millom.
	Proposal	This application seeks a lawful development certificate for a proposed development. The proposal includes the erection of a single-storey extension that will project 2.885 metres from the rear elevation and it will be 1.4 metres in width. The proposal has been designed to include a pre-fabricated glazed lean-to roof, with an overall height of 3.3 metres and an eaves height of 2.4 metres. The proposal will include a window on the rear elevation and the side elevation facing the boundary will be blank.

Planning Policy

Town and Country Planning Act 1990 – Section 191 as amended by Section 10 of the Planning and Compensation Act 1991

Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended)

Assessment

Schedule 2, Part 1, Class A of the Town and Country Planning (General Permitted Development) (England) Order 2015 permits the enlargement, improvement or other alteration of a dwelling house.

The application relates to a terraced house; therefore, the provisions of Schedule 2, Part 1, Class A of the GPDO 2015 are applicable.

The provision of Schedule 2, Part 1, Class A of the GPDO 2015 are considered in turn below:

In respect of the provisions of A. –

The proposal comprises the enlargement of a dwelling house.

In respect of the provisions of A.1 -

- (a) The property has not been granted permission to use the dwelling house as a dwelling house by virtue of Part 3 of the GPDO (change of use);
- (b) The total area of ground covered by building within the curtilage of the dwelling house will not exceed 50% of the total area of the curtilage;
- (c) The proposed height will not exceed the height of the highest part of the roof of the existing dwelling house;
- (d) The proposed eaves height will not exceed the height of the eaves of the existing dwelling house;
- (e) The development does not comprises that referenced in (i) or (ii);
- (f) The proposal will be single storey, extend 2.885 metres from the rear wall of the original dwelling house and will have an overall height of 3.3 metres;
- (g) Not applicable;
- (h) The proposal will be single storey;
- (i) The proposed eaves height will be 2.4 metres;
- (j) Not applicable;
- (k) Not applicable;
- (l) Not applicable.

In respect of the relevant provisions of A.2 -

The dwelling house is not located on article 2(3) land.

In respect of the relevant provisions of A.3 -

- (a) The proposed exterior materials will be similar in appearance to the existing dwelling house;
- (b) The proposal will be single storey;
- (c) The proposal will be single storey.

In respect of the relevant provisions of A.4 -

The proposed extension will project less than 3 metres from the original rear wall and therefore this section is not applicable.

The proposed extension will be located to the rear of the dwelling and will be similar in materials to match the existing dwelling and this will therefore minimise the impact of the development on the surrounding residential area.

Conclusion

Having considered the proposal against the criteria outline in Class A Part 1 of this Order, I am satisfied that the proposed works comply and falls within the definition of permitted development, therefore the Certificate of Lawfulness should be granted.

8.	Recommendation:	Approval of Certificate of Lawfulness
Case Officer: C. Unsworth		Date : 18/10/2021
Authorising Officer: N.J. Hayhurst		Date : 18/10/2021
Dedicated responses to:- N/A		