

Report of the Chief Executive

APPEAL SUMMARY

APPLICATION NUMBER:	21/00268/PNH
LOCATION:	1 The Cloisters, Beeston
PROPOSAL:	Construct a single storey rear extension, extending beyond the rear wall of the original dwelling by 5.43 metres, with a maximum height of 2.80 metres, and an eaves height of 2.30 metres

RECOMMENDATION BY OFFICER – REFUSE

REASON FOR REFUSAL - The extension would extend beyond an original side wall and would have a width greater than half the width of the original dwellinghouse. Therefore, under Schedule 2, Part 1, Class A of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended), the proposed development would not be permitted development and a full application would be required.

LEVEL OF DECISION: DELEGATED DECISION**APPEAL DISMISSED**

The inspector considered that the appeal property has two side walls; that of the single storey former garage and the main two storey side wall of the house. The extension would project beyond the main house wall and therefore in terms of section j of the General Permitted Development Order 2015 (as amended), the enlarged part of the dwellinghouse would extend beyond a wall forming a side elevation of the original dwellinghouse.

The width of the proposed extension, when taken together with the rear extension already constructed, would be more than half the width of the original house. Consequently, the proposal would fail to meet the criteria in paragraph A.1 (j) (iii) of the GPDO. The proposed extension can therefore not be classed as permitted development.

CONCLUSION

The proposal would not satisfy Schedule 2, Part 1, Class A of the GPDO as it would breach A.1 (j) (iii).

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