

Recommendation Report for Lawful Development Certificate for a Proposed Use or Development

REF NO: CM/4/12/CLP

LOCATION: 1 The Hamlet
Climping

PROPOSAL: Application for a Certificate of Lawfulness for a proposed orangery at rear of property.

SITE AND SURROUNDINGS

Legislative Background

Section 192(2) of the Town and Country Planning Act 1990 states:-

If, on an application under this section, the local planning authority are provided with information satisfying them that the use or operations described in the application would be lawful if instituted or begun at the time of the application, they shall issue a certificate to that effect; and in any other case they shall refuse the application.

In this instance the proposed works will be assessed against criteria contained within The Town and Country Planning (General Permitted Development) (Amendment) (No. 2) (England) Order 2008, Part 1, Class A, which pertains to the enlargement, improvement, or other alterations to a dwellinghouse. Provided the proposed works satisfy the relevant criteria, and that no restrictive conditions to development have been imposed on the site, the proposed works will constitute Permitted Development and would not require planning permission. If the works fail to accord with the criteria then planning permission will be required for them to take place.

Site and Surrounding

The site is occupied by a detached two-storey dwelling. No significant extensions or alterations have been made to it.

Description of Application

The proposed conservatory measures approximately 5 metres in width by 3.65 metres in depth. Roof height would be approximately 2.9 metres with an additional lantern style roof light with an apex at approximately 3.3 metres above ground level.

COMMENTS ON PLANNING HISTORICAL RECORD None.

SUMMARY OF REPRESENTATIONS RECEIVED None.

OFFICER'S COMMENTS ON REPRESENTATIONS None.

SUMMARY OF CONSULTATION RESPONSES None.

RELEVANT SITE HISTORY

None.

REPRESENTATIONS

Representations received:

Comments on Representations received:

CONSULTATIONS

Consultations responses received:

Comments on Consultation responses:

RECOMMENDATION

PLANNING PERMISSION NOT REQUIRED