Recommendation Report for Prior Notification for Householder Extension

REF NO: P/36/23/PDH

LOCATION: 21 Kings Drive
Pagham
PO21 4PY

PROPOSAL: Notification under extended permitted development rights for a single storey rear extension to replace existing rear extension measuring 4.35m from the rear wall of the original dwelling house, a maximum height of 2.9m and an eaves height of 2.8m.

SITE AND SURROUNDINGS

DEVELOPMENT PLAN POLICIES

RECOMMENDATION

OBJECTION

1 For the purpose of this application the Prior Notification Application has been refused on grounds that it conflicts with;

Class A of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).

Class A.1(d)
A.1 Development is not permitted by Class A if -
(d) the height of the eaves of the part of the dwellinghouse enlarged, improved or altered would exceed the height of the eaves of the existing dwellinghouse

The proposed rear extension would have an eaves height higher than that of the eaves height of the existing dwellinghouse, and as a result, planning permission will be required for the proposed works.