

Recommendation Report for Prior Notification for Householder Extension

REF NO: Y/42/22/PDH

LOCATION: 8 Lambs Cottages
Bilsham Road
Yapton
BN18 0JN

PROPOSAL: Notification under extended permitted development rights for a single storey rear conservatory measuring 3.8m from beyond the rear wall of the original dwelling house, with maximum height of 3.61m and eaves height off 2.25m.

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;

Condition 8 of the Appeal Decision (Ref: APP/C3810/A/12/2182107) for Y/48/11/ granting permission for the erection of no.14 dwellings, of which 8 Lambs Cottages was built under. This condition states:

- Notwithstanding the provisions of Part 1 of Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order, 2015 (or any Order revoking or re-enacting this Order) no extensions (including porches or dormer windows) to the dwelling houses shall be constructed unless permission is granted by the Local Planning Authority on an application in that behalf.

This condition removes Permitted Development rights for extensions from the property, and as a result, planning permission will be required for the proposed works.