

Tyrone Coursaris
69 Grafton Street
Coventry
CV1 2HX

Application No: 6/2020/3290/PN8

Date of Refusal: 15 January 2021

Development: Prior approval for the erection of a single storey rear extension measuring 4.83m in depth, 3.00m in height and 2.80 to the eaves

At Location: 86 Bell Lane Hatfield AL9 7AY

Applicant: Mr Burton

Application Date: 6 December 2020

1. The submitted plans indicate two separate extensions. It is not clear the height of the extension proposed to the rear of the drawing room. Insufficient information has therefore been provided to enable the Local Planning Authority to properly assess the proposals and if the proposal would comply with Schedule 2, Part 1, Class A of the Town and Country Planning (General Permitted Development) (England) Order 2015 as amended.
2. A.4 (conditions) of Schedule 2, Part 1, Class A of the Town and Country Planning (General Permitted Development) (England) Order 2015 outlines that the developer must provide in writing how far the enlarged part of the dwelling extends beyond the rear of the original dwellinghouse and provide a plan showing the proposed development. However, there is an inconsistency with the proposed plans and the written depth of the proposed extension, which is shown in the application forms to be 4.83m. The proposed plans, show a deeper extension. Accordingly the information provided does not meet the requirements of Schedule 2, Part 1, Class A of the Town and Country Planning (General Permitted Development) (England) Order 2015 as amended and an accurate assessment is unable to be made.

REFUSED DRAWING NUMBERS

3.

Plan Number	Revision Number	Details	Received Date
SH10		Proposed Block Plan	7 December 2020
SH11		Proposed Ground Floor Plan	7 December 2020
SH1		Location Plan and Existing Block Plan	7 December 2020

A handwritten signature in black ink, appearing to read 'Colin Haigh', written in a cursive style.

Colin Haigh
Head of Planning

Town and Country Planning Act 1990