

DECISION DELEGATED TO DEVELOPMENT MANAGER

Application No: H06-0721-18 **Applicant:** Mr Adam Knight
Proposal: Proposed single-storey rear extension
Location: Mariern Middle Drove Gedney
Terminal Date: 8th January 2019

Planning Policies

Local Plan July 2016:

National Guidance

National Planning Policy Framework 2018

Class A of Part 1 of the General Permitted Development Order 2015 (as amended)

Representations:

	Object	Support	No Obj.	Comments
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CASE OFFICER ASSESSMENT

This is a prior approval application for larger home extension at Mariern, Middle Drove, Gedney. The proposal site is outside of defined settlement limits and is located in the open countryside. The surrounding area is predominately rural and is characterised by dwellings of varying ages and design.

The proposal seeks to create a single storey, flat roof extension that projects 8 metres from the original rear wall, is 5 metres in width and 2.8 metres in height.

In order for the application to be approved under a prior approval application, a larger home extension on a dwelling must be constructed from matching materials to those of the existing dwelling. The dwelling is constructed from brick, therefore, the proposal cannot be assessed under a Larger Home Extension application.

In light of the above considerations the proposal is considered not to be in accordance with Class A of Part 1 of the General Permitted Development Order 2015 (as amended).

A delegated refusal is considered to be appropriate.