

<b>APPLICATION NO.</b>	<a href="#">P13/V1243/LDP</a>
<b>APPLICATION TYPE</b>	LAW. DEV. (PROPOSED)
<b>REGISTERED</b>	20.6.2013
<b>PARISH</b>	WANTAGE
<b>WARD MEMBER(S)</b>	Charlotte Dickson John Morgan Fiona Roper
<b>APPLICANT</b>	Dr H Dickenson
<b>SITE</b>	Redruthan Springfield Road Wantage Oxfordshire, OX12 8EX
<b>PROPOSAL</b>	Demolish existing rear lean to conservatory and replace with single storey lean to extension.
<b>AMENDMENTS</b>	None
<b>GRID REFERENCE</b>	440495/187678
<b>OFFICER</b>	Holly Bates

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1.0 **INTRODUCTION**

1.1 Redruthan is a large detached dwelling located within a rectangular plot towards the southern edge of Wantage.

1.2 The site plan is **attached** at appendix 1.

1.3 The application comes to committee as the agent is Councillor Anthony Hayward.

2.0 **PROPOSAL**

2.1 The application seeks a certificate of lawful development for the proposed erection of a single storey rear extension to the south elevation of the dwelling. An existing conservatory is to be removed to make way for the proposed extension.

2.2 The depth of the proposed extension is 3.6 metres, the eaves height is 2.6m and the ridge height is 3.5m.

2.3 The application plans are **attached** at appendix 2.

3.0 **SUMMARY OF CONSULTATIONS & REPRESENTATIONS**

3.1 **Wantage Town Council** – No objections

4.0 **RELEVANT PLANNING HISTORY**

4.1 [P05/V1678](#) – Approved (03.01.2006)  
Erection of extensions. (Part Retrospective).

[P05/V0648](#) – Approved (23/06/2005)  
Extensions and alterations.

[P99/V1572](#) - Approved (15/02/2000)  
Alterations and extension to link existing garage block to main house.

5.0 **POLICY & GUIDANCE**

5.1 Part 1, Class A of The Town and Country Planning (General Permitted Development) (Amendment) (No.2) (England) Order 2008.

6.0 **PLANNING CONSIDERATIONS**

6.1 As this is an application for a certificate of lawfulness for a proposed development, consideration can only be given as to whether the proposed extension to the dwelling requires planning permission in line with Part 1 Class A of The Town and Country Planning (General Permitted Development) (Amendment) (No.2) (England) Order 2008 as amended. The planning merits of the proposed extension are not relevant.

6.2 The proposed single storey rear extension is considered to be permitted development under Part 1, Class A of The Town and Country Planning (General Permitted Development) (Amendment) (No.2) (England) Order 2008 as amended, as it complies with the following:

- The proposed extension does not cover more than 50% of the total area of the curtilage;
- The proposed extension does not exceed the highest part of the roof of the existing dwelling, and the eaves are not higher than those of the existing dwelling;
- The proposed extension is single storey and does not exceed 4 metres in depth and does not exceed 4 metres in height;
- The eaves of the proposed extension do not exceed 3 metres in height;
- The site is not located within a conservation area or the AONB;
- The external materials used in the construction of the extension are to match those of the existing dwelling;
- There are no available records relating to any original permission. Therefore, according to available planning records, there is no condition restricting permitted development rights.

7.0 **CONCLUSION**

7.1 The proposal is considered to be permitted development under Part 1, Class A of The Town and Country Planning (General Permitted Development) (Amendment) (No.2) (England) Order 2008 as amended and as such an application for planning permission is not required.

8.0 **RECOMMENDATION**

**That a Certificate of Lawful Use or Development is granted for the following reasons:**

1 : The proposed development falls within Class A of Part 1 of Schedule 2 of the Town and Country Planning (General Permitted Development) Order 1995 ("the Order") would be lawful development by reference to Section 58 of the Town and Country Planning Act 1990 and Article 3 of the Order.

2 : No enforcement action may be taken in respect of the proposed operations.

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