

**ITEM NO.** 5

**COMMITTEE DATE:** 03/10/2011

**APPLICATION NO:** 11/1354/18

LAWFULNESS OF PROPOSED  
USE/DEVELOPMENT

**APPLICANT:**

Mrs S Mays

**PROPOSAL:**

Ground floor extension on south west elevation (Certificate of lawfulness for proposed development)

**LOCATION:**

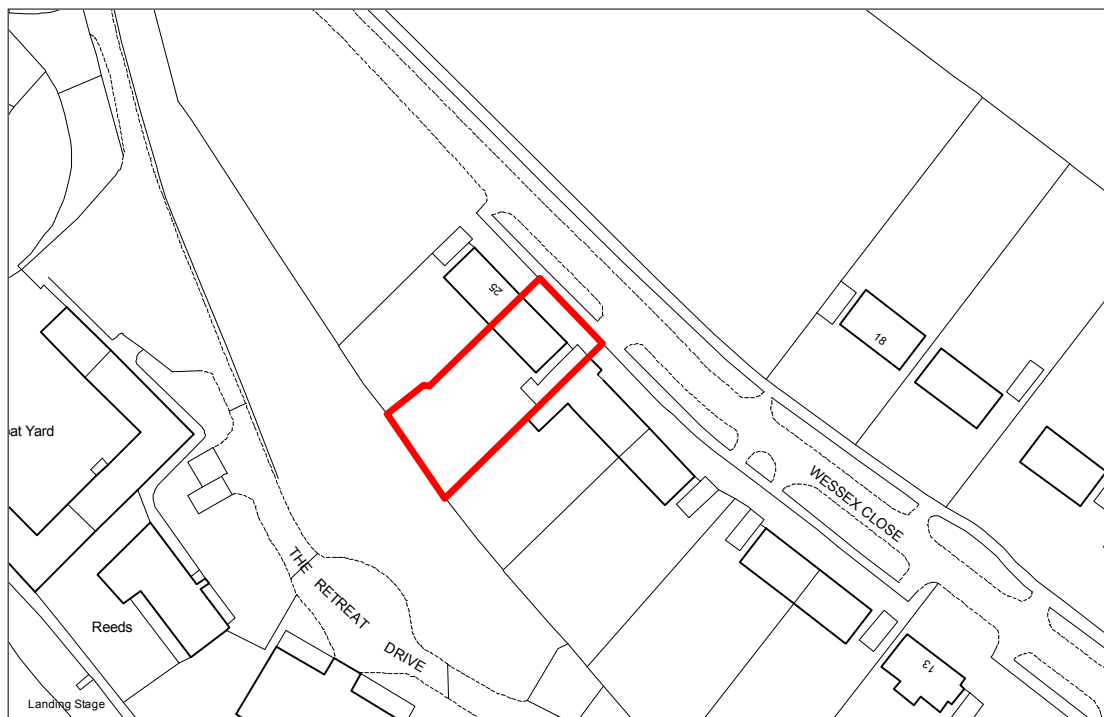
23 Wessex Close, Topsham, Exeter, EX3 0LU

**REGISTRATION DATE:**

15/08/2011

**EXPIRY DATE:**

10/10/2011



Scale 1:1250

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### **HISTORY OF SITE**

None directly relevant.

### **DESCRIPTION OF SITE / PROPOSAL**

The proposal relates to a twentieth century two storey semi-detached dwelling located in close proximity to the Retreat Boatyard and the M5. The surrounding area is largely residential although to the north there are areas of open land, which the Exeter Local Plan identifies as contributing positively towards the landscape setting of the city. The property is characterised by its white roughcast rendered walls, large rectangular uPVC windows and shallow roof pitch. A roof feature on the front elevation connects a porch with a detached garage and provides a canopied external area in between. This application for a Certificate of Lawfulness of Proposed Development seeks confirmation that planning permission is not required for a ground floor rear extension.

### **SUPPORTING INFORMATION SUPPLIED BY THE APPLICANT**

None received.

### **PLANNING POLICY / GUIDANCE**

Class A, Part 1, Schedule 2 of the Town and Country Planning (General Permitted Development) Order 1995 (as amended in 2008)

**OBSERVATIONS**

In respect of this scheme, the key points are that the extension would not exceed a depth of 3 metres or a height of 4 metres. The eaves would be below 3 metres in height. In addition, the extension would be constructed from materials that match those on the original house. Consequently, it is considered that the proposal constitutes Permitted Development and does not require planning permission.

**RECOMMENDATION**

**Local Government (Access to Information) 1985 (as amended).**

**Background papers used in compiling the report:**

Files of planning applications available for inspection from the Customer Service Centre, Civic Centre, Paris Street, Exeter: Telephone 01392 265223