


LONDON BOROUGH OF BARKING & DAGENHAM
PLANNING COMMITTEE
16th FEBRUARY 2021
Application for Prior Approval

Case Officer:	Harry Moorhouse	Valid Date:	18/01/2021
Applicant:	Withheld by virtue of S.32 of the Localism Act 2011 and Schedule 12A of the Local Government Act 1972	Expiry Date:	01/03/2021
Application Number:	21/00094/PRIEXT	Ward:	Thames
Address:	36 Curzon Crescent, Barking, IG11 0JY		

The purpose of this report is to set out the Officer recommendations to Planning Committee regarding an application for prior approval relating to the proposal below at 36 Curzon Crescent, Barking.

Proposal:

Prior notification application for the construction of a single storey rear extension and installation of 4 no. roof lights. The proposed extension will extend beyond the rear wall by 5.00 metres. The maximum height of the proposed extension from the natural ground level is 3.00 metres. The height at eaves level of the proposed extension measured from the natural ground level is 3.00 metres.

Officer Recommendations:

Planning Committee is asked to resolve to:

1. Determine that prior approval is not required, and
2. Delegate authority to the London Borough of Barking & Dagenham's Director of Inclusive Growth (or authorised officer) to issue the decision subject to the Conditions & Informatives listed in Appendix 1 and summarised below.

Conditions Summary:
Mandatory Conditions

- Time - The development hereby permitted shall be commenced before the expiration of three years from the date of this permission.
- Approved Drawings & Documents
- Matching Materials

Delegated Report

Notification for Prior Approval for a Proposed Larger Home Extension

Case Officer:	Harry Moorhouse	Valid Date:	18/01/2021
Officer Recommendation:	Prior Approval Not Required	Expiry Date:	01/03/2021
Application Number:	21/00094/PRIEXT	Recommendation Date:	04/02/2021
Address:	36 Curzon Crescent, Barking, IG11 0JY		
Proposal:	Prior notification application for the construction of a single storey rear extension and installation of 4 no. roof lights. The proposed extension will extend beyond the rear wall by 5.00 metres. The maximum height of the proposed extension from the natural ground level is 3.00 metres. The height at eaves level of the proposed extension measured from the natural ground level is 3.00 metres.		

Neighbour Notification:	
Date Letter Sent:	18/01/2021
Address:	<i>Summary of response:</i>
38 Curzon Crescent, Barking, Barking and Dagenham, IG11 0JY	No responses received
34 Curzon Crescent, Barking, Barking and Dagenham, IG11 0JY	No responses received

Assessment

A.	Dwellinghouse
<i>Is the application site a Dwellinghouse?</i>	
	YES

B.	Pre-Commencement & Planning Enforcement
<i>Have works commenced on site (all or in part) in relation to that proposed?</i>	
	NO
<i>Is the application site the subject of a related enforcement case?</i>	
	NO

C.	Conservation Area (Article 2(3) land)
<i>Is the application site located within a Conservation Area (Article 2(3) land)?</i>	
	NO

D.	Permitted Development Rights
<i>Have the provisions of Schedule 2, Part 1, Class A of The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) been removed from the application site?</i>	
	NO

E.	Application Clarity
<i>Has the developer provided sufficient information to enable the authority to establish whether the proposed development complies with the conditions, limitations or restrictions applicable to development permitted by Class A</i>	
	YES
Officers note that permission was granted for the "Erection of two storey side extension, part single/part two storey rear extension and alterations to roof to form 'crown roof'" under application 16/00726/FUL on the 15 July 2016. However, within this application, photographs have been provided by the applicant to show that this permission has not been implemented and as such, due to the previous permission having been granted in 2016, this permission has now expired.	

F.	The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) Schedule 2, Part 1, Class A Criteria
<i>Does the proposed development comply with the conditions, limitations or restrictions of The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) Schedule 2, Part 1, Class A?</i>	
	YES

Conclusions:

Prior Approval Not Required

Having regard to the proposed development and further to the assessment above, Prior Approval for a 'Proposed Larger Home Extension' is not required.

Officer Recommendation:

Prior Approval Not Required

Appendix 1:

Conditions & Informatives:

Conditions:

1. Statutory Time Limit

The development hereby permitted shall be commenced before the expiration of THREE YEARS from the date of this permission.

Reason: To comply with the requirements of Section 91 of the Town and Country Planning Act 1990 (as amended by Section 51 of the Planning and Compulsory Purchase Act 2004).

2. Development in accordance with Approved Plans

The development hereby approved shall only be carried out in accordance with the approved plans and documents listed below:

- DRAWING: SITE LOCATION PLAN
- DRAWING: PROPOSED PLAN – ZAAVIA/36CC/102 – ISSUE: A – DATED: 06 JANUARY 2021
- DRAWING: PROPOSED ELEVATIONS – ZAAVIA/36CC/104 – ISSUE: A – DATED: 06 JANUARY 2021
- DRAWING: PROPOSED SITE PLAN – ZAAVIA/36CC/106 – ISSUE: A – DATED: 06 JANUARY 2021

No other drawings or documents apply.

Reason: To ensure that the development is undertaken in accordance with the approved drawing(s) and document(s), to ensure that the finished appearance of the development will enhance the character and visual amenities of the area and to satisfactorily protect the residential amenities of nearby occupiers.

3. Matching Materials

The materials to be used in the construction of the external surfaces of the development hereby permitted shall match those used in the existing dwellinghouse.

Reason: To ensure that the finished appearance of the development will respect the character and visual amenities of the local area.

Informatives:

N/A

Working with the applicant:

In dealing with this application, Be First, working in partnership with the London Borough of Barking and Dagenham, has implemented the requirements of the National Planning Policy Framework and of the Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended) to work with the Applicant in a positive and proactive manner. As with all applicants, Be First has made available detailed advice in the form of statutory policies and all other relevant guidance, as well as offering a full pre-application advice service, so as to ensure the applicant has been given every opportunity to submit an application which is likely to be considered favourably.