Dear Michael,

Many thanks for these. We discussed your new proposal with the split back yesterday and also got to the bottom of what could be applied for under permitted development.

Permitted development
If your client chooses then they could go for a permitted development extension 3m deep off the back of the closet wing out rigger.

Having double checked the regulations again, Under Schedule 2, Part 1, Class A.2 of the 2008 permitted development regulations, planning permission is required if in a conservation area a side extension is proposed. This means that even though a closet wing infill is also off the main rear elevation, where it attaches to the side of the closet wing it therefore forms a side extension and therefore requires a planning application.

This would mean that you couldn't do an infill under permitted development and only a rear extension off the rear elevation of the closet wing.

Proposal
The overall reaction was that the proposed stepped back still fails to respect the rear building line and fails to preserve and enhance the character of the conservation area. It was felt that any extension that the Council should have to make an assessment on should be similar to No. 4 and be set back between the neighbouring boundary wall and the existing closet wing.

It was considered that if an extension was kept to this space then it would be subservient and respect the building line and also comply with policy.

Therefore, I will assess these plans if you wish me to as per the Council's guidance and policies. Or you could submit an application under permitted development, which is obviously a tick box exercise for which the Council can't apply its policies etc.

Please let me know how you wish to proceed. If I don't hear from you then as I can now undertake determining this application I will do so.

Kind regards

John

John Nicholls
Planning Officer