Exp 11/10

Development Control – Delegated Officer Report

Application Number: ADC/0509/07 **Recommendation – Issue Certificate of Lawfulness**

Site: **11 Meadow Close Southwick West Sussex BN42 4NX**

Proposal: **Rear ground floor kitchen extension (application for certificate of lawfulness for proposed development)**

The Application

The application site is a semi detached two storey dwelling located within a cul de sac in the built up area of Southwick. Within the cul de sac there are eight pairs of semi detached properties all of matching design and style. All properties have a single storey additional to the rear which forms part of the original building and at the application site this is currently used as a study. The property has a front driveway and short rear garden, there are two small sheds to the rear of the property adjacent to the west boundary.

This application is for a Certificate of Lawfulness where the planning merits of the proposal are not a consideration in this case. The assessment is whether planning permission is required in accordance with the General Permitted Development Order 1995. A single storey extension is proposed which will extend as far to the rear as the existing flat roof single storey section of the property, 3 metres in depth. The width of the extension proposed is 3.45 metres with a height to match the existing flat roof, 2.9 metres. The sheds to the side of the property are to remain, there are no other buildings or structures within the curtilage of the dwelling house and the property has no been extended.

Consultations and Representations

Third Parties: - No third party representations have been received.

Relevant Planning Legislation

Town and County Planning (General Permitted Development) Order 1995 Schedule 2 Part 1. 'Development within the Curtilage of a Dwelling house.'

Class B. The Enlargement, improvement or other alteration of a dwelling house.

Planning Assessment

The proposed extension is located to the rear of the dwellinghouse, it will not be nearer to the highway than the main dwellinghouse. The extension does not exceed 4 metres in height within 2 metres of the boundary. There will not be an increase in the cubic content of the building by more than 70 cubic metres.

The total volume of the proposed extension is 3 X 3.5 X 2.9 = 30.45 cubic metres.

The existing sheds which are within 5 metres of the dwellinghouse have a total volume of 6.6 cubic metres. Therefore the total volume is 37.05 cubic metres.

Recommendation

Issue Certificate of Lawfulness for Proposed Development.

Reason: - The proposal constitutes 'development' as defined by section 55 of the Town and County Planning Act 1990 but is permitted by Class A Part 1 of Schedule 2 of the Town and Country Planning (General Permitted Development) Order 1995 (as amended).

Case Officer..... Date 13/9/07.