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Comments for Planning Application AWDM/1682/18

1 message

planning@adur-worthing.gov.uk <planning@adur-worthing.gov.uk> 11 December 2018 at 20:03
To: planning@adur-worthing.gov.uk

Planning Application comments have been made. A summary of the comments is provided below.

Comments were submitted at 8:05 PM on 11 Dec 2018 from Mrs Rosemary Foreman.

Application Summary

Address: 7 Mill Hill Close Shoreham-By-Sea West Sussex BN43 5TP

Proposal: Retention of single-storey rear extension to west elevation (retrospective).

Case Officer: Gary Peck

Click for further information

Customer Details

Name: Mrs Rosemary Foreman

Email: [redacted]

Address: 30 Mill Hill, Shoreham-By-Sea, West Sussex BN43 5TH

Comments Details

Commenter Type: Neighbour

Stance: Customer made comments neither objecting to or supporting the Planning Application

Reasons for comment:

Comments: The application is described as "Retention of single storey rear extension to west elevation (retrospective)". However, a large dormer window has also been added to the dwelling as part of a single building operation to enlarge the dwellinghouse through construction of a part single storey/part first floor rear extension.

The roof of the ground floor element abuts the rear elevation of the dormer. As the two sections are not separate entities and clearly link together, they amount to a single enlargement of the dwellinghouse comprising an extension, which can be described as a part single storey/part first floor rear extension. The extension as a whole must therefore comply with both Class A (extensions) and Class B (alterations to the roof) of Part 1 of Schedule 2 of the General Permitted Development Order 2015, as amended.

This is confirmed in the DCLG April 2017 Technical Guidance on Permitted Development Rights for Householders is clear that "In order to be permitted development, a proposal must meet all the limitations and conditions under each Class relevant to the proposal. It is therefore essential that any

proposed household development is considered in the context of the permitted development rules as a whole in order to determine whether it benefits from permitted development rights and therefore does not require an application for planning permission. For example, where a proposed two storey extension at the rear of a house has a roof that joins onto the main roof of the original house, the works will need to meet the requirements of both Class A (which covers the enlargement of the house) and Class C (which covers any alterations to the roof) in order to be permitted development. If the works also include the creation of a dormer window to enlarge the roof space, either in the extension or the original roof space, then they would also need to meet the requirements of Class B."

In my view therefore, the description of development should be amended to include reference to retrospective planning permission being sought for the enlargement in its entirety.