Expiry Date - 19/03/2025

Development Control – Delegated Officer Report

Application Number: AWDM/0033/25 **Recommendation – APPROVE**

Site: **8 Valencia Road Worthing West Sussex BN11 4QB**

Proposal: **Application for Certificate of Lawfulness for proposed vehicle access and hardstanding**

Site visit: N

Proposal, Site and Surroundings

The site is a two-storey end of terrace dwelling built it brick on the east side of Valencia Road. The frontage consists of an enclosed front garden with low wall and picket fence and standard height painted render pillars. The road is a Classified D road.

The site is not in a Conservation Area and the building is not Listed.

Planning Assessment

Principle

The proposal will be viewed against the criteria of permitted development, as laid out within The Town and Country Planning (General Permitted Development) (England) Order 2015

Consideration

Schedule 2, Part 1, Development within the curtilage of a dwellinghouse Permitted Development

Class F – hard surfaces incidental to the enjoyment of a dwellinghouse Permitted development

F. Development consisting of—
(a) the provision within the curtilage of a dwellinghouse of a hard surface for any purpose incidental to the enjoyment of the dwellinghouse as such; or
(b) the replacement in whole or in part of such a surface.

Development not permitted

Development is not permitted by Class F if—

(a) permission to use the dwellinghouse as a dwellinghouse has been granted only by virtue of Class M, N, P, PA or Q of Part 3 of this Schedule (changes of use);

Analysis: .The dwellinghouse has not been created through change of use by virtue of Part 3. .

(b) the dwellinghouse is built under Part 20 of this Schedule (construction of new dwellinghouses).

Analysis: The dwellinghouse has not been created by virtue of Part 20.

Conditions

F.2 Development is permitted by Class F subject to the condition that where—
(a) the hard surface would be situated on land between a wall forming the principal elevation of the dwellinghouse and a highway, and
(b) the area of ground covered by the hard surface, or the area of hard surface replaced, would exceed 5 square metres,

either the hard surface is made of porous materials, or provision is made to direct run-off water from the hard surface to a permeable or porous area or surface within the curtilage of the dwellinghouse.

Analysis: It is noted on the plan that the hard surface would be gravel which is considered to be a porous material and the direction of run-off is towards the main dwelling within the curtilage of the dwellinghouse.

Recommendation

Issue a Certificate of Lawfulness for Proposed Development, the submission of a planning application for the works will not be required.

Reasons for Recommendation

The proposal constitutes 'development' as defined by Section 55 of the Town and Country Planning Act 1990, but is permitted by Class F of Part 1 Schedule 2 of Town and Country Planning (General Permitted Development) (England) Order 2015.

Case Officer: Elaine Rousseau Date: 06/03/2025

Authorised by: Jo Morin Date: 06.03.2025

Informative: WSCC Highway Licence