Expires 19/6/07.

Development Control – Delegated Officer Report

Application Number: ADC/0250/07 **Recommendation – Permit Application**

Site: **46 Southwick Street Southwick West Sussex BN42 4TG**

Proposal: **Single-storey rear extension (garage removed prior to construction) (application for Certificate of lawfulness for proposed development)**

The Application

The application site is a semi-detached house on the east side of Southwick Street, Southwick. It features a rear garage and is bounded to the north and south by further semi-detached pairs. The application is for a Certificate of Lawfulness to remove the garage and utility room projection at the rear and add a single storey flat-roofed extension across the rear of the property. This extension will be 5.2 metres deep, 6.3 metres wide and 2.8 metres high.

Relevant Planning Policies and Guidance

Town and Country Planning (General Permitted Development) Order 1995. Schedule 2, Part 1. Development within the Curtilage of a Dwellinghouse.

Class A: The enlargement, improvement or other alteration of a dwellinghouse.

Development Not Permitted.

A1. Development is not permitted by Class A if:

(a) the cubic content of the resulting building would exceed the cubic content of the original dwellinghouse:

(ii) in any other case, by more than 70 cubic metres or 15%, whichever is greater.

Planning Assessment

The extension will be located on the rear of the property. The existing garage and utility space is to be demolished first. The utility room to the rear appears to have been built at a later date to the house but there are no records as to when. Its' volume must therefore count as part of the original dwelling. The volume of the extension will therefore be:

V= 6.3 X 5.2 X 2.8 = 91.7 cubic metres,
less the volume of the utility space =3.2 X 3.2 X 2.8 = 28.7 cubic metres

= 63 cubic metres.

The total volume of additions will therefore be 63 cubic metres.

Recommendation

Issue Certificate of Lawfulness for proposed Development.

Reason

The proposed constitutes 'development' as defined by section 55 of the Town and Country 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:.....

CS 29.5.07

Date: 25/5/07