DELEGATED APPLICATIONS ASSESSMENT SHEET

Application Number: **Recommendation – Issue**
AWDM/1599/13

Site: **105 Greenacres Shoreham-by-Sea**

Proposal: **Application for a Lawful Development Certificate for single storey rear extension**

SITE AND SURROUNDINGS:

The application site relates to a semi-detached two-storey dwellinghouse on a modern estate in a residential suburb of Shoreham.

PROPOSAL:

This application is for a Certificate of Lawfulness where the planning merits of the proposal are not a consideration in this instance. The assessment is whether the submission of a planning application is required in accordance with the Town and Country Planning (General Permitted Development) (Amendment) (No.2) (England) Order 2008.

The proposal is:

A single storey rear extension to measure (at maximum) 2.8 metres in height, 2.5 metres in length, and 5.8 metres in width

RELEVANT LEGISLATION:

The Town and Country Planning (General Permitted Development) (Amendment) (No.2) (England) Order 2008 Schedule 2 Part 1 'Development within the curtilage of a dwellinghouse'

Class A

ASSESSMENT:

The building is not on article 1(5) land. No planning conditions have been imposed to remove permitted development rights.

Not more than half the garden would be built upon (excluding original dwellinghouse). The height of the dwellinghouse would not exceed the height of the highest part of the roof. The height of the eaves would not exceed the eaves of the existing dwellinghouse. Although the extension would face a highway (serving the garage compound at the rear) it would not extend beyond a wall facing the principal or side elevation. The length of the extension off the rear wall would not exceed 3 metres nor exceed 4 metres in height. The height of eaves would not exceed 3 metres. It would not consist or include veranda, balcony or raised platform, microwave antenna, replacement

chimney, flue or soil or vent pipe. The exterior materials and finishes would be of a similar appearance to those used in the existing dwellinghouse.

RECOMMENDATION:

Issue Certificate of Lawfulness for Proposed Development

REASONS FOR RECOMMENDATION:

The proposal as shown on drawings titled Site Location Plan; Block Plan, and Proposed details @ 105 Greenacres Shoreham West Sussex received 23-12-2013 constitutes 'development' as defined by Section 55 of the Town and Country Planning Act 1990, but is permitted by Class A Part 1 Schedule 2 of Town and Country Planning (General Permitted Development) (Amendment) (England) (No.2) Order 2008

DELEGATED

Case Officer
Sign Matthew Porter Date 9-1-2014

Authorising Officer
Sign Peter Barnett Date 9 January 2014