Development Management - Delegated Officer Report

Application Number:AWDM/0173/13 | **Recommendation – Issue Certificate**

Site: **27 Greenways, Southwick**

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

Date of site visit: 22 March 2013

Neighbours checked: n/a

Additional neighbour notifications: n/a

Proposal, Site and Surroundings

The application site comprises a detached bungalow located on the west side of Greenways. The street comprises of similar bungalows and slopes up from south to north. The bungalow has previously been extended with rear conservatory which would be removed and a side dormer window.

A Certificate of Lawfulness is sought for a proposed single storey rear extension which would extend across the full width of the bungalow and measure approximately 4 metres in depth and 3.7 metres in height to the top of a false pitched roof (this is the measurement taken from the highest ground level at the northern end as the site slopes down from north to south) and the eaves level follows the line of the existing eaves of the bungalow. Matching materials are proposed.

Relevant site history
No relevant history.

Consultations
None relevant

Representations
None

Planning Assessment
In this instance the relevant consideration is a matter of fact and law, rather than the planning merits of the proposal.

The planning history indicates that the house enjoys the benefit of permitted development rights.

Therefore the relevant test is whether the proposed extension meets the relevant criteria of Class A, Part 1 Schedule 2 of the Town and Country Planning (General Permitted Development) (Amendment) (No.2) (England) Order 2008.

A.1 (a) The total area covered by buildings (excluding the original dwellinghouse) would not exceed 50% of the total curtilage;

(b) the height of the extension would not exceed the highest part of the existing roof;

(c) the height of the eaves would not exceed the height of the eaves of the existing house;

(d) the extension would not extend beyond a wall fronting the highway or forming the principal or side elevation of the original dwellinghouse;

(e) the proposed extension would be no more than 4 metres in depth and would not exceed 4 metres in height (NB. this measurement is taken from the highest ground level of this sloping site as per the technical guidance);

(f) the extension would not have more than one storey;

(g) the height of the eaves would not exceed 3 metres in height (NB. as in (e) above, this measurement is taken from the highest ground level);

(h) the extension would not extend beyond a wall forming a side elevation;

(i) n/a

A.2 The site is not within a conservation area

A.3 (a) Matching materials are proposed;
(b)n/a
(c)n/a

Recommendation

ISSUE CERTIFICATE for the reason:-

The proposed development, as shown on drawing number 13/814/01 entitled ‘Proposed Ground Floor Extension' deposited 13 February 2013 and on unnumbered drawing entitled 'Block Plan' deposited 13 February 2013, complies with the provision for ‘permitted development’ by virtue of Class A of Part 1, Schedule 2 of the Town and Country Planning (General Permitted Development (Amendment) (No.2) (England) Order 2008.

Is recommendation contrary to letter(s) of representation? N

Case Officer: Rebekah Smith Date: 8 April 2013

Authorised by: PD Date: 9.4.13