Expiry Date - 09/05/2012

Development Control – Delegated Officer Report

Application Number: AWDM/0356/12 **Recommendation – APPROVE**

Site: **14 Weald Dyke Shoreham-By-Sea West Sussex BN43 5LP**

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

Neighbours checked: N/A

Additional neighbour notifications: N/A

Proposal, Site and Surroundings

The application property is a semi-detached dwelling on the east side of Weald Dyke. The application is seeking a Certificate of Lawfulness to construct a single storey mono-pitched extension across part of the rear of the dwelling. It will measure 3m deep, 5m wide and 3.6m high with an eaves height of 2.3m. It will be built off the original rear wall of the dwelling.

Relevant Planning History

None

Consultations

None

Representations

None

Relevant Planning Policies and Guidance

Not applicable

Planning Assessment

The single storey rear extension falls under Class A of Part 1 of the Town and Country Planning (General Permitted Development) (Amendment) (No.2) (England) Order 2008 (which came into force on 1st October 2008). The provisions of Class A which are relevant to this case are as follows:

(a) the total area of ground covered by buildings within the curtilage (excluding the original house) would not exceed 50%

(b) the extension will not exceed the highest part of the dwelling

(c) the height of the eaves will not exceed the eaves of the existing dwelling

(d) the extension does not extend beyond a wall which fronts a highway and forms either the principal or side elevation of the house (it faces the turning head at the end of Hardy Close but is on the rear elevation of the dwelling)

(e) the extension does not extend beyond the rear wall of the dwelling by more than 3m and does not exceed 4m in height

(f) the extension will not have more than one storey

(g) the extension is within 2m of the boundary but the eaves height will not exceed 3m

(h) the extension is not at the side of the dwelling

(i) none of these provisions apply

The site is not on article 1(5) land.

Conditions:

External materials will match the existing house.

Recommendation

The Adur District Council hereby certify that on (date of decision) the matter described in the First Schedule hereto in respect of the land specified in the Second Schedule hereto and edged in red on the plan attached to this certificate, was lawful within the meaning of Section 192 of the Town and Country Planning Act 1990 (as amended), and is APPROVED for the following reason: -

The single storey rear extension constitutes 'development' as defined by Section 55 of the Act and is 'permitted development' under Class A of Part 1 of the Town and Country Planning (General Permitted Development) Order 1995 (as amended).

First Schedule

Single storey rear extension

Second Schedule

14 Weald Dyke, Shoreham-by-Sea

Expiry Date - 09/05/2012

Is recommendation contrary to any representations? N/A

Case Officer signed: [redacted] Date: 3/4/12

Authorised and signed [redacted] Date: 3-4-12