Development Management - Delegated Officer Report

Application Number: **Recommendation – Approve**
AWDM/0590/12

Site: **124 Upper Shoreham Road, Shoreham-By-Sea**

Proposal: **Application for a Lawful Development Certificate for a proposed single storey side extension with raised roof dome.**

Date of site visit: 19/06/12

Neighbours checked: N/A

Additional neighbour notifications: N/A

Proposal, Site and Surroundings

The application property is a large single storey detached chalet bungalow on the northern side of Upper Shoreham Road. The site is gated to the front and is screened from the highway by a 2 metre brick wall. There are pitched roof dormer windows to the front elevation.

The property is not listed and is not within the Conservation Area. The application is seeking a Certificate of Lawfulness for a proposed single storey side extension. The extension is of flat roof design with a proposed roof dome up to a maximum height of 3.6 metres. It is 7.5 metres wide and 7.2 metres deep. Bi-folding doors are proposed on the north and south elevation.

Relevant site history

SU/35/95/TP Front dormers and part-hipped gable on east side of roof.

SU/107/95/TP Vehicular access.

Consultations

None

Representations

None

Relevant Planning Policies

Not applicable

Planning Assessment

A. The single storey side 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

(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 at the side of the dwelling

(i) The extension does not exceed 4 metres in height
(ii) The extension does not have more than one storey
(iii) The extension does not have a width greater than half the width of the original dwellinghouse.

(i) none apply

Conditions:

(a) The materials will be brick and render to match existing.

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 proposed single storey side extension with raised roof dome constitutes ‘development’ as defined by Section 55 of the Act and are ‘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 side extension with raised roof dome as shown on Drawing number: - 12/747/02 received 10th May 2012.

Second Schedule

124 Upper Shoreham Road Shoreham-By-Sea, West Sussex

Is recommendation contrary to any representations? N/A

Case Officer signed: Hannah Barker Date: 20th June 2012

Authorised and signed by: Jo Morin Date: 22 June 2012