Expiry Date -

Development Control – Delegated Officer Report

Application Number: **Recommendation – ISSUE**
AWDM/1262/12

Site: **7 Downside**

Proposal: **Application for Certificate of Lawfulness for proposed side extension to create new garage and store room**

Proposal, Site and Surroundings

The application property is a detached two-storey dwellinghouse with some character in a residential street in an outer suburb of Shoreham.

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:

- Single storey side extension with exterior steps to measure (at max) 4 metres in height, 11.2 metres in length, and 3.2 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'

Assessment

The application building is not on article 1(5) land. No planning conditions have been imposed related to the physical works applied for.

Not less than half the garden would be taken up by buildings. The height of the development would not exceed the height of highest part of the dwellinghouse roof. The height of the eaves of the development would not exceed the eaves of the dwellinghouse. The development would not extend beyond 4 metres off the original rear wall of the dwellinghouse, and not exceed 4 metres in height. Within 2 metres of the boundary the height of the eaves of extension would not exceed 3 metres. It would not have a width greater than half the width of the original dwellinghouse. The outside steps would not exceed 300 mm in height. The exterior materials used would be of a similar appearance to that of the original dwellinghouse.

Recommendation

Issue Certificate of Lawfulness for Proposed Development

REASONS FOR RECOMMENDATION:

The proposed development shown on the submitted drawings (No. 1726. P1 titled *Site Location & Block Plan with existing Front Rear and Side Elevations*; No. 1726. P2 titled *Existing Ground & First Floor Plans with Proposed Front Elevation*; No. 1726. P3 titled *Proposed floor & roof plans with Rear and Side Elevation of Garage/store*) 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) Order 1995 (as Amended)

Case Officer signed:	Matthew Porter	Date: 17-10-2012
Authorised and signed by:	Peter Barnett	Date: 22-10-2012