

## **Development Management - Delegated Officer Report**

**Application Number:** AWDM/0138/26

**Recommendation – APPROVE**

**Site:** 24 Grinstead Lane, Lancing, BN15 9DY

**Proposal:** Householder application for permitted development for prior approval for a single storey extension, measuring 4.00m from rear wall of the original house, maximum height 3.30m and height of the eaves of the extension 2.70m

**Date of site visit:** N/A Assessment has also been assisted using the Applicants plan; Earthlight mapping; and Google 3D of the site

**Neighbours checked:** Y

**Additional neighbour notifications:** N

### **Site and Surroundings:**

No. 24 Grinstead Lane is a hipped roof, semi-detached bungalow on the west side of the road close to the roundabout junction with the A27 Upper Brighton Road, and has an existing single storey rear extension.

The property is not Listed Building, nor is it within a Conservation Area.

### **Proposal:**

A Certificate of Lawfulness is sought for:-

- A larger home extension 4.00m deep from original house;
- Maximum height 3.30m
- Eaves height 2.70m

### **Planning Assessment**

#### ***Principle***

The proposal will be viewed against the criteria of permitted development as laid out within The Town and Country Planning (General Permitted Development) (England) Order 2015 as amended

#### ***Consideration***

Schedule 2, Part 1, Development within the curtilage of a dwellinghouse.

## **Class A – enlargement, improvement or other alteration of a dwellinghouse**

### **Permitted Development**

#### **A.The enlargement, improvement or other alteration of a dwellinghouse.**

##### **Development not permitted**

A.1 Development is not permitted by Class A if—

- (a) permission to use the dwellinghouse as a dwellinghouse has been granted only by virtue of Class G, M, MA, N, P, PA or Q of Part 3 of this Schedule (changes of use);

**Analysis:** The above does not apply

- (b) as a result of the works, the total area of ground covered by buildings within the curtilage of the dwellinghouse (other than the original dwellinghouse) would exceed 50% of the total area of the curtilage (excluding the ground area of the original dwellinghouse);

**Analysis:** The extension together with other buildings etc., do not exceed 50% of the total area of the curtilage etc.

- (c) the height of the part of the dwellinghouse enlarged, improved or altered would exceed the height of the highest part of the roof of the existing dwellinghouse;

**Analysis:** The submitted forms state that the extension will be a pitched roof single storey rear extension, and would be 3.30m high. Therefore it will be lower than the highest part of the roof of the existing dwellinghouse.

- (d) the height of the eaves of the part of the dwellinghouse enlarged, improved or altered would exceed the height of the eaves of the existing dwellinghouse;

**Analysis:** The eaves of the proposed single storey pitched roof rear extension would be stated to be 2.70m high, which will be lower than the existing eaves.

- (e) the enlarged part of the dwellinghouse would extend beyond a wall which—

- (i) forms the principal elevation of the original dwellinghouse; or
  - (ii) fronts a highway and forms a side elevation of the original dwellinghouse;

**Analysis:** The rear single storey pitched roof extension does not extend beyond a wall which is the principal elevation of the original dwellinghouse or fronts a highway.

- (f) subject to paragraph (g), the enlarged part of the dwellinghouse would have a single storey and—

- (i) extend beyond the rear wall of the original dwellinghouse by more than 4 metres in the case of a detached dwellinghouse, or 3 metres in the case of any other dwellinghouse, or
- (ii) exceed 4 metres in height;

**Analysis:** N/A as applying under (g) below.

(g) for a dwellinghouse not on article 2(3) land nor on a site of special scientific interest, the enlarged part of the dwellinghouse would have a single storey and—

- (i) extend beyond the rear wall of the original dwellinghouse by more than 8 metres in the case of a detached dwellinghouse, or 6 metres in the case of any other dwellinghouse, or
- (ii) exceed 4 metres in height;

**Analysis:** Applying for 4m deep pitched roof single storey rear extension, and will not exceed 4 metres in height, stated as being .

(h) the enlarged part of the dwellinghouse would have more than a single storey and—

- (i) extend beyond the rear wall of the original dwellinghouse by more than 3 metres, or
- (ii) be within 7 metres of any boundary of the curtilage of the dwellinghouse being enlarged which is opposite the rear wall of that dwellinghouse;

**Analysis:** Does not apply as single storey only.

- (i) the enlarged part of the dwellinghouse would be within 2 metres of the boundary of the curtilage of the dwellinghouse, and the height of the eaves of the enlarged part would exceed 3 metres;

**Analysis:** The rear extension would be within 2m of the side boundary, but the eaves height will not be higher than 3m within 2m of the boundary.

(j) the enlarged part of the dwellinghouse would extend beyond a wall forming a side elevation of the original dwellinghouse, and would—

- (i) exceed 4 metres in height,
- (ii) have more than a single storey, or
- (iii) have a width greater than half the width of the original dwellinghouse;

**Analysis:** The extension is to the rear and not to the side, therefore the above does not apply.

(ja) any total enlargement (being the enlarged part together with any existing enlargement of the original dwellinghouse to which it will be joined) exceeds or would exceed the limits set out in sub-paragraphs (e) to (j);

**Analysis:** It does not apply, as the depth of the extension will be measured from the rear wall of the original dwelling.

(k) it would consist of or include—

- (i) the construction or provision of a verandah, balcony or raised platform,
- (ii) the installation, alteration or replacement of a microwave antenna,
- (iii) the installation, alteration or replacement of a chimney, flue or soil and vent pipe, or
- (iv) an alteration to any part of the roof of the dwellinghouse.

**Analysis:** A rooflight is going into the south roofslope which will be covered by Class C below.

A.2 In the case of a dwellinghouse on article 2(3) land, development is not permitted by Class A if—

- (a) it would consist of or include the cladding of any part of the exterior of the dwellinghouse with stone, artificial stone, pebble dash, render, timber, plastic or tiles;
- (b) the enlarged part of the dwellinghouse would extend beyond a wall forming a side elevation of the original dwellinghouse; or
- (c) the enlarged part of the dwellinghouse would have more than a single storey and extend beyond the rear wall of the original dwellinghouse.
- (d) any total enlargement (being the enlarged part together with any existing enlargement of the original dwellinghouse to which it will be joined) exceeds or would exceed the limits set out in sub-paragraphs (b) and (c).

**Analysis:** The site is not on article 2(3) land

Conditions

A.3 Development is permitted by Class A subject to the following conditions—

- (a) the materials used in any exterior work (other than materials used in the construction of a conservatory) must be of a similar appearance to those used in the construction of the exterior of the existing dwellinghouse;

**Analysis:** No reference to this information on the submitted application.

(b) any upper-floor window located in a wall or roof slope forming a side elevation of the dwellinghouse must be—

- (i) obscure-glazed, and
- (ii) non-opening unless the parts of the window which can be opened are more than 1.7 metres above the floor of the room in which the window is installed; and

**Analysis:** Does not apply

c) where the enlarged part of the dwellinghouse has more than a single storey, or forms an upper storey on an existing enlargement of the original dwellinghouse, the roof pitch of the enlarged part must, so far as practicable, be the same as the roof pitch of the original dwellinghouse.

**Analysis:** None of the above applies

### **Recommendation**

Issue a Certificate of Lawfulness as the proposal is permitted development under Class A within Schedule 2, Part 1, of the Town and Country Planning (General Permitted Development) (England) Order 2015 as amended.

### **Reason for Recommendation**

The proposal constitutes 'development' as defined by Section 55 of the Town and Country Planning Act 1990, and is permitted by Schedule 2 , Part 1, Class A of Town and Country Planning (General Permitted Development) (England) Order 2015, as amended.

Case Officer: Eve Hearsey

Date: 27.02.2026

Authorised by:

Date: