DELEGATED APPLICATIONS ASSESSMENT SHEET

Application Number: **Recommendation – Issue**
AWDM/0577/13

Site: **Wessex 255 Brighton Road**

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

SITE AND SURROUNDINGS:

The application site is located in a residential road of Lancing characterised by a mix of housing types.

The application property is a two-storey building of modern design. It has a shallow pitch and gabled front protrusion. It has an existing flat roof side extension to the western flank.

PROPOSAL:

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:

A single storey side extension to measure (at maximum) 2.7 metres in height, 8 metres in length, and 1.2 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'

Class A The enlargement, improvement or other alteration of a dwellinghouse

ASSESSMENT:

The building is not on article 1(5) land. No planning conditions have been imposed to remove permitted development rights.

As a result of the works, not less than 50% of the total area of the curtilage would be covered by buildings. The height of the extension would not exceed the height of the existing dwellinghouse, nor would the eaves height of the extension exceed the eaves of the existing dwellinghouse. The height of the

eaves would not exceed 3 metres nor would the total height exceed 4 metres. It will not extend beyond a wall which fronts a highway. It would not have a width greater than half the width of the original building.

The development would not consist and/or include a veranda, balcony, or raised platform and/or involve installation of a chimney, flue or soil and vent pipe. The exterior materials used shall be of a similar appearance to the exterior of the existing dwellinghouse.

RECOMMENDATION:

Issue Certificate of Lawfulness for Proposed Development

REASONS FOR RECOMMENDATION:

The proposal as shown on drawing No. PL01 titled Location Plan, No. PL02 titled Block Plan, and No PL03 titled *Existing & Proposed plans and elevations* date valid 14-06-2013 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) (Amendment) (England) (No.2) Order 2008

DELEGATED

Case Officer
Sign Matthew Porter Date 6th June 2013

Authorising Officer
Sign Peter Barnett Date 7 June 2013