expiry.
05-07-07

Development Control – Delegated Officer Report

Application Number: ADC/0278/07 **Recommendation – Issue Certificate.**

Site: **85 Ingleside Crescent Lancing West Sussex BN15 8ER**

Proposal: **Demolition of existing garage and erection of single storey rear extension**

The Application

The application property is a detached hipped roof bungalow on the east side of Ingleside Crescent adjacent to the junction with Penleigh Close. The rear garden of the property is approximately 155sqm in size and is 10m in length. The property is served by a detached garage on the south side of the garden adjacent to the boundary with No.87. To the east of the garage is a small garden shed which has a volume of 5.4 cubic metres.

The applicant proposes to demolish the existing detached garage prior to the erection of a single-storey rear extension under permitted development.

The proposal is for a certificate of lawfulness for the single-storey rear extension.

Relevant Planning Policies and Guidance

Town and Country Planning (General Permitted Development) Order 1995. Schedule 2 Part 1.

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

A.1 (a) ii. In any other case, by more than 70 cubic metres or 15% whichever is the greater.

Planning Assessment

Volume calculations for the additional single-storey rear extension.

Width x Depth x Height = 4.1m x 4.8m x 2.9m

Additional volume of the property = 57 m3

+ Volume of existing shed (5.4 m3) which would be within 5m of the resultant house.

Total added volume = 62.4 m3.

Provided the detached garage is demolished prior to the commencement of works on the development the proposal would be allowed under the volume limits of permitted development.

Recommendation

Issue Certificate of Lawfulness for Proposed Development.

Class A.

Case Officer:
Date: 07.06.07

12.6.07