Development Management - Delegated Officer Report

Application Number: **Recommendation – Approve**
AWDM/0618/12

Site: **33 Upper Kingston Lane, Shoreham-By-Sea, West Sussex BN43 6TG**

Proposal: **Application for certificate of lawfulness for proposed side dormer and single storey rear extension.**

Date of site visit: 22nd May 2012

Neighbours checked: N/A

Additional neighbour notifications: N/A

Proposal, Site and Surroundings

The application property is a two storey semi detached dwelling on the western side of Upper Kingston Lane. The dwelling has a cat slide roof, front bays with front gable feature and matches the pair of semi detached dwellings adjacent to the north. The property as existing has not been extended, is not listed and is not within the Conservation Area. The application is seeking a Certificate of Lawfulness for a proposed side dormer and a single storey rear extension.

The dormer is of flat roof design and is 7.9 metres wide, 2.7 metres high and has a maximum depth of 3.2 metres. Windows are proposed on the front, rear and side elevation.

The existing rear projection which forms part of the original building is to be demolished and a single storey rear extension is proposed. The extension is 3 metres in depth with a part flat part pitched roof to a maximum height of 3.5 metres, the extension is 5.6 metres wide. It would provide an enlarged kitchen dining room.

Relevant site history

None

Consultations

Not applicable

Representations

Not applicable

Relevant Planning Policies

Not applicable

Planning Assessment

A. The single storey rear 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 not at the side of the dwelling

(i) none of these provisions apply

Conditions:

(a) External materials of brick and tiles to match existing are proposed.

B. The dormer roof extension falls under Class B of the above Order. The provisions of Class B which are relevant to this case are as follows:

(a) no part of the extension will exceed the highest part of the roof
(b) no part of the works will extend beyond the plane of the roof slope which forms the principal elevation of the dwelling
(c) the volume of the dormer extension does not exceed 50 cubic metres.
(d) A soil vent pipe is proposed however under Class G this is permitted development as it does not exceed the highest part of the roof by 1 metre or more.
(e) the dwelling is not on Article 1(5) land

Furthermore,

- The external materials will match those used on the existing dwelling.
- The edge of the dormers will be more than 20cm from the eaves

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 ground floor rear extension, side dormer extension and new soil vent pipe constitute 'development' as defined by Section 55 of the Act and are 'permitted development' under Classes A, B and G of Part 1 of the Town and Country Planning (General Permitted Development) Order 1995 (as amended)

First Schedule

Side dormer extension and single storey rear extension as shown on Drawings: - Side Dormer and Rear Extension received 15th May 2012.

Second Schedule

33 Upper Kingston Lane, Shoreham-by-Sea

Is recommendation contrary to any representations? N/A

Case Officer signed: Hannah Barker Date: 22nd May 2012

Authorised and signed by: Jo Morin Date: 23 May 2012