Development Management - Delegated Officer Report

Application Number:AWDM/1049/12 | **Recommendation – Issue Certificate**

Site: **Highcroft, Hillbarn Avenue, Sompting**

Proposal: **Application for Certificate of Lawfulness for proposed west side extension with rooflights**

Date of site visit: 4 September 2012

Neighbours checked: n/a

Additional neighbour notifications: n/a

Proposal, Site and Surroundings

The application site comprises a detached bungalow located on the north side of Hillbarn Avenue at its corner at the entrance to the cul-de-sac to the north.

The house dates from the 1960s and does not appear to have been extended previously.

A Certificate of Lawfulness is sought for a proposed extension to the west elevation. Due to the sloping nature of the site the extension would be set below the existing ground floor level. The extension would measure 3.5 metres in depth from the west wall and 7 metres in length, set 0.8 metres back from the front wall of the house. The extension would have a lean-to roof as a catslide continuation of the existing roofslope and would measure 3.7 metres in height at the point of connection with the existing roofslope.

Matching materials are proposed.

Relevant site history

S/43/62 –outline permission granted in 1962 for 3 chalet bungalows and 2 bungalows (no removal of pd rights)

S/5/63 – approval of reserved matters in 1963 (no removal of pd rights)

ADC/0475/09 – permission granted for a single storey pitched-roofed rear (north) extension with external steps in 2010. This permission has not been implemented

Consultations

No comments have been received from Sompting Parish Council.

Representations

None

Planning Assessment

In this instance the relevant consideration is a matter of fact and law, rather than the planning merits of the proposal.

The planning history indicates that the house enjoys the benefit of permitted development rights.

Therefore the relevant test is whether the proposed extension meets the relevant criteria of Class A, Part 1 Schedule 2 of the Town and Country Planning (General Permitted Development) (Amendment) (No.2) (England) Order 2008.

A.1 (a) The extension would not result in more than 50% of the ground area within the curtilage of the house being covered by buildings;

(b) The extension would not exceed the height of the existing roof;

(c) The eaves height would not exceed the eaves height of the existing house;

(d) The extension would be set back from the front wall of the house;

(e) The extension would not extend beyond the rear wall or exceed 4 metres in height;

(f) The extension would be single storey;

(g) The extension would not be sited within 2 metres of the boundary;

(h) The side extension would not exceed 4 metres in height, have more than one storey, or have a width greater than half the width of the original house;

(i) The development would not include any verandas, balconies, raised platforms, microwave antenna, chimneys, flue or soil and vent pipes or alterations to the roof.

A.2 The house is not within a conservation area.

A.3 (a) Matching materials are proposed;

(b) No upper floor windows are proposed;

(c) The extension would be single storey.

Recommendation

ISSUE CERTIFICATE for the reason:-

The proposed development as shown on drawing entitled ‘Side Extension at Highcroft Hillbarn Avenue’ deposited 11 September 2012 complies with the provision for ‘permitted development’ by virtue of Class A of Part 1, Schedule 2 of the Town and Country Planning (General Permitted Development (Amendment) (No.2) (England) Order 2008.

Is recommendation contrary to letter(s) of representation? N

Case Officer: Rebekah Smith Date: 5 November 2012

Authorised by: Peter Barnett Date: 5 November 2012