# Development Management - Delegated Officer Report

**Application Number: AWDM/1554/24 Recommendation – APPROVE**

**Site: 5 The Martlets, Sompting, BN15 9SS**

**Proposal: Application for Lawful Development Certificate for a proposed single storey rear extension.**

**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. 5 The Martlets is an end of a block of 6no. terraced , two storey dwellings, located on the west side of the road. The property is set back from its neighbouring terrace block, which gives them a deeper frontage. The rear garden is being utilized in two parts i.e. they have a raised platform/decking to the immediate rear of the dwelling which contains garden furniture etc., and then beyond this is a grassed area.

The application terrace backs onto a garage compound, which is accessed off Greentrees Crescent.

Many properties within The Martlets have undertaken rear extensions.

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

**Proposal:**

A Certificate of Lawfulness is sought for:-

- Single storey rear extension, with a mono pitched roof and 2no. rooflights within the roof;
- The rear extension is notated to be 3m in depth;
- Bifold glazed doors are shown to be in the rear (west) elevation.

**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 proposed single storey rear extension would have a mono pitched roof, and will be lower than the highest part of the existing two storey 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 rear extension would not exceed the eaves of the existing two storey dwelling.

(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 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:** The dwelling is an end of terrace and the single storey rear extension does not extend further than the 3m allowance, beyond the rear wall of the original dwelling.

The height of the rear extension, is measured to be 3.83m in height, which is under the 4m allowed.

(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:** Does not apply.

(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, and the height of the eaves measure to be approx. 2.7m in height, thereby they do not exceed 3m

(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 exceed the limits as set out above

(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:** None of the above

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:** The Agent has confirmed in an email dated 02.12.2024 that the materials will match the existing house.

(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 as single storey only

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: 05.02.2025

Authorised by: Peter Barnett Date: 5 February 2025