expires 04/01/10

Development Control – Delegated Officer Report

Application Number: ADC/0434/09 Recommendation - Permit

Site: **50 Middle Road Shoreham-by-Sea West Sussex BN43 6GA**

Proposal: **Application for a Certificate of Lawfulness for a proposed two storey rear extension**

The Application

The application is to determine whether a planning application is required for the proposals to this semi-detached hipped roof house. The property is the western half of a pair of semi-detached houses located on the south side of the road. The house is a painted pebble-dash rendered finish with a tiled roof form.

The proposal consists of a two-storey rear extension with a tiled hipped roof. The extension would be 3m wide, by 2.9m deep, by 6.4m high to the ridge of the roof with a proposed eaves level of 4.7m, it would have a floor area of 8.7sqm.

The dwelling has previously been extended with: a two-storey extension to the west and rear of the house approved under planning permission SU/216/86/TP which is 6.5m wide x 4.3m deep (28sqm); a rear conservatory attached to the rear of the extension 6.8m wide x 3.4m deep (23sqm), and front extension 3.7m wide x 1.3m deep (5sqm) approved under SU/141/05/TP. There are a number of existing sheds within the curtilage of the building comprised of: two small sheds 2.5m x 1.5m (3.75 sqm each); one larger garden shed 2.5m x 2m (5sqm); a steel storage shed 3m x 3.5m (10.5sqm); a timber shed/outbuilding to the side 4m x 2m (8sqm).

No calculations relating to the surface area covered by extensions and outbuildings have been provided by the applicant.

The area taken up by the above extensions (existing and proposed) and out buildings is: 95.7sqm

Relevant Planning Policies and Guidance

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.

Planning Assessment

The proposals are clearly 'development' as defined by section 55 of the T&CP Act 1990.

The side extension constitutes the enlargement of a dwellinghouse as defined by Class A. The relevant Class A of Part 1 of Schedule 2 to Article 3 of the Town & Country Planning (General Permitted Development) Order 1995 (as amended in 2008) confers permission (termed 'permitted development') for such enlargements. It contains a number of limitations:-

Class A.

(a) The total area of ground covered by additions and outbuilding (excluding the original dwelling) would exceed 50% of the total area of the curtilage. The site area (less the original dwelling footprint of 41.85sqm) is 436.15sqm. Whilst the total area taken up by extensions (including the proposals) and outbuildings would be 95.7sqm. This equates to less that 50% of the total.

(b) Must not exceed the highest part of the roof of the existing dwellinghouse. The proposals meet this requirement.

(c) The height of the eaves must match that of the original dwelling. The proposed hipped roof has an eaves level which matches that of the original ~~bungalow~~ house.

(d) Must not extend beyond a wall which fronts a highway and forms the principal elevation or side elevation of the dwelling. The proposal is at the rear (south) and the principal elevation is to the north adjacent to the highway.

(e) N/A

(f) The proposal would be more than one storey and extend beyond the rear wall of the original dwellinghouse by more than 3m, or be within 7m of any boundary opposite the rear wall of the dwelling. The extension would extend 2.9m and would retain a rear garden length of 12.5m.

(g) Must not have an eaves level over 3m if the extension is within 2m of the boundary. The extension would be sited 2.8m from the boundary.

(h) N/A

(i) (i)N/A, (ii)N/A, (iii) The proposed soil pipe would comply with Class G in that it would exceed the highest part of the roof by 1 metre or more. (iv)N/A

It also contains conditions:-

(a) The external materials shall be of similar appearance to those used in the construction of the existing dwellinghouse. The proposals would be rendered finish with a tiled roof, with uPVC windows.

(b) N/A

(c) The roof pitch matches the roof pitch of the existing roof.

Recommendation

That a Certificate of Lawfulness be issued that an application for planning permission is not required.

Description: Proposed two-storey rear extension to form a utility room and bathroom.

Land at: 50 Middle Road, Shoreham-by-Sea, shown outlined in red on the plan.

Reason:- The proposed building works fall within the definition of 'development' as defined by section 55 of the Act.

The rear extension constitutes the enlargement of a dwellinghouse (Class A).

It complies with the provisions of the relevant Class A of Part 1 of Schedule 2 to Article 3 of the Town & Country Planning (General Permitted Development) Order 1995 (as amended in 2008) and therefore constitutes 'permitted development'.

Case Officer: [redacted]
Date: 30.11.09

[redacted]
30/11