Development Management - Delegated Officer Report

Application Number: **Recommendation – Approve**
AWDM/0212/12

Site: **113 Western Road Sompting BN15 9TL**

Proposal: **Application for Certificate of Lawfulness for the demolition of exisiting greenhouse and rebuild new store and greenhouse**

Date of site visit: 17.02.12.

Neighbours checked: N/A

Additional neighbour notifications: N/A

Proposal, Site and Surroundings
The application is to determine whether a planning application is required for the proposals to this detached hip roofed bungalow. The application relates to a 1960's semi-detached bungalow located on the west side of the street. The dwelling has a small rear conservatory, and an existing detached garage/workshop.

The proposals under consideration consist of the demolition of an existing greenhouse attached to the west of the existing garage/workshop, and the erection of a detached greenhouse and store.

The proposed building would be 4.3m wide, by 3.3m in depth, by 2.45m in height.

Relevant Planning Legislation
Town and Country Planning (General Permitted Development) (Amendment) (No.2) (England) Order 2008 or GPDO. Schedule 2 Part 1 Development within the curtilage of a dwellinghouse.

Part 1
Class E:- The provision within the curtilage of the dwellinghouse of any building or enclosure...etc.

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

The relevant Class E 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 and alterations. It contains a number of limitations:-

Class E.1

(a) Total area of ground covered by buildings, enclosures or extension etc would exceed 50% of the total area (less the original dwellinghouse). The garden of the property is in excess of 300sqm, and therefore the proposals (14sqm), when added to the existing extensions and outbuilding (approximately 50sqm) would be under the permitted 50%.

(b) Any part of building would be forward of a wall forming the principle elevation of the original dwellinghouse. The proposals would be to the rear.

(c) The building would have more than one storey. The building would be single-storey only.

(d) The height of the building would exceed -

(i) 4m with a dual pitch roof. N/A

Or **(ii)** 2.5m in the case of a building within 2m of the boundary. The proposals would be 2.45m in height.

(iii) 3m in any other case. N/A

(e) The height of the eaves would exceed 2.5m. The proposals comply.

(f) The building would be within the grounds of a listed building. N/A

(g) It would consist the constriction of a veranda, balcony or raised platform. N/A

(h) It relates to a dwelling or microwave antenna. N/A

(i) The capacity of the container would exceed 3,500 litres. N/A

Class E.2 Within the curtilage of a dwellinghouse which is within (a) a World Heritage Site, (b) a National Park, (c) an AONB, or (d) the Broads. N/A

Recommendation

That a Certificate of Lawfulness is issued.

Description: Application for Certificate of Lawfulness for the demolition of existing greenhouse and rebuild new store and greenhouse.

Land at: 113 Western Road, Sompting, West Sussex BN15 9TL

The proposal constitutes ‘permitted development’ under Class E of Part 1 of Schedule 2 to Article 3 of the Town & Country Planning (General Permitted Development) Order 1995 (as amended in 2008).

Case Officer: C. Hone Date: 10.04.12

Authorised by: Jo Morin Date: 16.4.12