Expiry Date -

Development Control – Delegated Officer Report

Application Number: **Recommendation – Issue**
AWDM/0517/12

Site: **55 West Way, Lancing**

Proposal: **Application for a Certificate of Lawfulness for a rear single storey extension to existing bungalow and detached garage and hobby room**

Neighbours checked: Y
Additional neighbour notifications: Y

Proposal, Site and Surroundings

The application site is in a residential street just off from the relatively busy Brighton Road. This side of the street consists of pairs of buildings, two-storey in height. The proposal is onto one such building

This application is for a Certificate of Lawfulness where the planning merits of the proposal are not a consideration in this instance. The assessment is whether the submission of a planning application is required in accordance with the Town and Country Planning (General Permitted Development) (Amendment) (No.2) (England) Order 2008.

The proposal is:

A single storey rear extension to measure 3.623 metres in height, 6.421 metres in width, and 3 metres in length

A flat roof outbuilding used for incidental purposes to the enjoyment of the dwellinghouse, to measure 2.5 metres in height, 7.320 metres in width, and 6 metres in length

Consultations
Lancing Parish Council: *No objection*

Relevant Planning History
None

Relevant Legislation

The 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

Class E The provision within the curtilage of the dwellinghouse of any building or enclosure … required for a purpose incidental to the enjoyment of the dwellinghouse ….

Assessment

With regard to the extension

The extension is not on article 1(5) land. No planning conditions have been imposed to remove permitted development rights. Not less than half the total area of the ground would be covered by buildings (excluding original dwellinghouse). No part of the development would exceed the height of the highest part of the existing roof. No part of the eaves of the development would exceed the height of the eaves of the main house. No part of the development would extend beyond a wall which fronts the highway. The height of the eaves of the development would not exceed 3 metres. The height of the extension would not exceed 4 metres. The depth of the extension would not exceed 3 metres beyond the original rear wall. The development would not consist and/or include a veranda, balcony, or raised platform and/or involve installation of a chimney, flue or soil and vent pipe. The exterior materials used shall be of a similar appearance to the exterior of the existing dwellinghouse.

With regard to the outbuilding

The outbuilding is not on article 1(5) land. No planning conditions have been imposed to remove permitted development rights. Not less than half the total area of the ground would be covered by buildings (excluding original dwellinghouse). The outbuilding would not be situated on land forward of a wall forming the principal elevation. The outbuilding is single storey in height. The height of the outbuilding would not exceed 2.5 metres in height. The height of its eaves would not exceed 2.5 metres. The outbuilding would not be situated in the curtilage of a Listed Building. It would not involve the construction/provision of a veranda, balcony or raised platform. The outbuilding would be used for purposes incidental to the enjoyment of the dwellinghouse.

RECOMMENDATION:

Issue Certificate of Lawfulness for Proposed Development

REASONS FOR RECOMMENDATION:

The proposal constitutes 'development' as defined by Section 55 of the Town and Country Planning Act 1990, but is permitted by Classes A and E Part 1 Schedule 2 of Town and Country Planning (General Permitted Development) (Amendment) (England) (No.2) Order 2008

Case Officer signed: Matthew Porter Date: 08-06-2012

Authorised and signed by: Jo Morin Date: 14-06-2012