Expiry Date - 23/01/2012

# Development Control – Delegated Officer Report

**Application Number:**
**AWDM/0991/11**

**Recommendation – Approve Application**

**Site:** **8 Highdown Close Southwick Brighton West Sussex**

**Proposal:** **Application for a Lawful Development Certificate for a proposed single storey side extension (existing garage demolished)**

## The Application

The application property is a semi-detached dwelling with attached garage. The application is seeking a Certificate of Lawfulness to demolish the garage and construct a single storey side extension, set back 450mm from the front of the dwelling with a pitched roof. It will measure 2.95m wide, 4m high and 7.4m deep.

## Consultations and Representations

**Consultations/Comments**

None

**Third Parties**

None

## Relevant Planning Policies and Guidance

Not applicable

## Planning Assessment

The single storey side extension falls under Class A of Part 1 of the Town and Country Planning (General Permitted Development) (Amendment) (No.2) (England) Order 2008 (which came into force on 1st October 2008). The provisions of Class A which are relevant to this case are as follows:

(b) the extension will not exceed the highest part of the dwelling

(c) the height of the eaves will not exceed the eaves of the existing dwelling

(d) the extension does not extend beyond a wall which fronts a highway

(e) the extension does not extend beyond the rear wall of the dwelling

(f) the extension will not have more than one storey

(g) the extension is within 2m of the boundary but the eaves height will not exceed 3m

(h) the extension is at the side of the dwelling but will not exceed 4m in height, have more than one storey or have a width greater than half the width of the original dwelling (the existing dwelling is 5.9m wide and the plans state that the extension will not exceed 2.95m wide)

(i) none of these provisions apply

Conditions:

The architect has confirmed that materials will be similar in appearance to those on the existing dwelling and no side openings are proposed.

## Recommendation

The Adur District Council hereby certify that on (date of decision) the matter described in the First Schedule hereto in respect of the land specified in the Second Schedule hereto and edged in red on the plan attached to this certificate, was lawful within the meaning of Section 192 of the Town and Country Planning Act 1990 (as amended), and is APPROVED for the following reason: -

The single storey side extension constitutes 'development' as defined by Section 55 of the Act and is 'permitted development' under Class A of Part 1 of the Town and Country Planning (General Permitted Development) Order 1995 (as amended).

First Schedule

Single storey side extension

Second Schedule

8 Highdown Close, Southwick

Case Officer Peter Barnett Date 6 January 2012

9/1/12