Development Management - Delegated Officer Report

Application Number: AWDM/0032/16 Recommendation – Approve

Site: 8 Hadrian Avenue Southwick

Proposal: Application for a Lawful Development Certificate for proposed single storey rear extension to west elevation.

Neighbours checked: N/A

Additional neighbour notifications: N/A

Proposal, Site and Surroundings

The application property is a semi detached bungalow with a rear flat roof dormer. It is within a street of similar properties.

The property is not listed and is not within the Conservation Area. The application is seeking a Certificate of Lawfulness for a proposed single storey rear extension. As existing the kitchen dining and living space are to the rear of the bungalow. It is proposed to all a 3 metre single storey flat roof extension with roof lanterns. This will provide a large open plan kitchen living space, the full width of the bungalow.

Consultations

None

Representations

None

Relevant Legislation

The Town and Country Planning (General Permitted Development) (England) Order 2015. Schedule 2 Permitted Development Rights. Part 1 Development within the Curtilage of a dwellinghouse Class A.

Planning Assessment

The authorised use is a dwellinghouse (Class C3). The dwelling is not Listed or an designated land. Its 'permitted development' rights are intact.

(a) The building is a dwellinghouse.

(b) the total area of ground covered by buildings within the curtilage (excluding the original house) would not exceed 50%

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

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

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

(f) the extension does not extend beyond the rear wall of the dwelling by more than 3m and does not exceed 4m in height

(g) N/A

(*h)* the extension is single storey.

(i) the extension is within 2 metres of the boundary of the curtilage of the dwellinghouse eaves do not exceed 3 metres,

(j) none apply
(k) none apply.

Conditions:

(a) The materials to be used the agent has confirmed will be similar in appearance to the existing house.

Recommendation

Issue Certificate of Lawfulness for Proposed Development

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 proposed single storey rear 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 2015.

First Schedule

Single storey rear extension to west elevation as shown on Drawing no. 1603/1934c – received 18th Jan 2016 and Location Plan received 18th Jan 2016.

Second Schedule

8 Hadrian Avenue, Southwick Brighton

Case Officer signed: Hannah Barker Date: 1st February 2016

Authorised and signed by: Jo Morin Date: 01.02.2016