Development Management - Delegated Officer Report

Application Number:
AWDM/1060/13

Recommendation – Issue Certificate

Site: **50 Slonk Hill Road, Shoreham By Sea**

Proposal: **Application for a Lawful Development Certificate for a proposed single storey rear extension**

Date of site visit: 24 October 2013

Neighbours checked: n/a

Additional neighbour notifications: n/a

Proposal, Site and Surroundings

The application site comprises a detached bungalow located on the north side of Slonk Hill Road which is a predominantly residential street comprising of similar bungalows in the immediate vicinity.

A Certificate of Lawfulness is sought for a single storey extension to the rear. The extension would measure 4 metres in depth and would extend across the full width of the house. A false pitch roof is proposed with an eaves level to match the existing house (approximately 2.5 metres in height) and with an overall height of 2.75m. Matching materials are proposed.

Relevant site history
Planning permission SU/546/72 included a restriction on permitted development for front boundary enclosures and outbuildings only.

Consultations
None relevant

Representations
None

Planning Assessment

In this instance the relevant consideration is a matter of fact and law, rather than the planning merits of the proposal.

The planning history indicates that the house enjoys the benefit of permitted development rights for rear extensions.

Therefore the relevant test is whether the proposed extension meet the relevant criteria of Class A, Part 1 Schedule 2 of the Town and Country Planning (General Permitted Development) (Amendment) (No.2) (England) Order 2008.

A.1 (a) The proposed development would not cover more than 50% of the land around the original house;

(b) the height would not exceed the highest part of the existing house;

(c) the eaves height would not exceed the height of the eaves of the existing house;

(d) the development would not extend beyond a wall fronting the highway, or forming the principal or side elevation;

(e) The extension would not exceed 4 metres in depth from the original rear wall or 4 metres in height;

(f) n/a

(g) The eaves height would not exceed 3 metres;

(h) The extension would not extend beyond any side walls;

(i) No verandas, balconies or raised platforms are proposed and no installations, alterations or replacement antenna, chimney, flue, soil, vent pipes are proposed or alterations to the roof.

Recommendation

ISSUE CERTIFICATE for the reason:-

The proposed development, as shown on the Site Location Plan, Block Plan, Floor Plan on drawing no. 1930/1, and unnumbered rear elevation and side elevation deposited 12 September 2013 and in email of clarification dated 28 October 2013, complies with the provision for 'permitted development' by virtue of Class A, Schedule 2 of the Town and Country Planning (General Permitted Development (Amendment) (No.2) (England) Order 2008

Is recommendation contrary to letter(s) of representation? N

Case Officer: Rebekah Smith Date: 26 November 2013

Authorised by: Peter Barnett Date: 26 November 2013