Development Control – Delegated Officer Report

Application Number: AWDM/0458/15 Recommendation – APPROVE

Site: 23 Western Road, Sompting, Lancing

Proposal: Application for a Lawful Development Certificate for proposed single storey extension to south elevation to replace existing.

SITE AND SURROUNDINGS:

The application site relates to a detached bungalow within Sompting.

PROPOSAL:

This application is for a Certificate of Lawfulness wherein the planning merits of the proposal are not a consideration. The assessment is whether the submission of a planning application is required in accordance with the Town and Country Planning (General Permitted Development) (England) Order 2015.

The proposal is:

To remove the existing side, flat roof extensions and to replace with a flat roof side extension to provide utility and ensuite. The extension is to be 7.6 metres long, 2.3 metres wide and 2.6 metres high.

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

ASSESSMENT:

The dwellinghouse has permission as a dwellinghouse.

The total area of ground covered by buildings within the curtilage of the dwellinghouse would not exceed 50% of the total area of the curtilage (excluding the ground area of the original dwellinghouse.)

The height of the part of the dwelling house to be enlarged does not exceed the height of the highest part of the roof of the existing dwellinghouse.

The height of the eaves of the part of the dwellinghouse enlarged, improved or altered will not exceed the height of eaves of the existing dwellinghouse.

The proposal is a side extension and does not exceed 4 metres in height. Is not more than single storey and it does not have a width greater than half the width of the original dwellinghouse.

It does not include the construction or provision of a verandah, balcony or raised platform, microwave antenna, replacement of a chimney, flue or soil and vent pipe and does not involve any part of the roof of the dwellinghouse being altered.

The site is not within the Conservation Area and is not listed.

The materials to be used are to match existing the extension is single storey only.

RECOMMENDATION:

Issue Certificate of Lawfulness for Proposed Development

REASONS FOR RECOMMENDATION:

The proposed single storey extension to south elevation as shown on Drawing no. 2796-01 received 12th May 2015 constitutes 'development' as defined by Section 55 of the Town and Country Planning Act 1990, but is permitted by Class A of Part 1 Schedule 2 of Town and Country Planning (General Permitted Development) (England) Order 2015.

DELEGATED

Case Officer Sign: - Hannah Barker Date 2nd June 2015

Authorising Officer: Jo Morin Date: 02.06.2015