Development Control – Delegated Officer Report

Application Number: AWDM/0702/15 Recommendation – APPROVE

Site: 5 The Lynchetts, Shoreham- By-Sea

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

SITE AND SURROUNDINGS:

The application site relates to a semi-detached house in Shoreham-By-Sea.

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 rear conservatory and erect a single storey rear extension with monopitch roof. The extension is to be the full width of the dwelling extending to the rear by 2.95 metres. The maximum height of the roof will be 3.75 metres and eaves height is 2.77 metres.

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 extension does not exceed 3 metres in depth and does not exceed 4 metres in height. The extension is within 2 metres of the boundary and the eaves of the enlarged part no not exceed 3 metres.

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.

A proposed 'terrace' is shown on the submitted plans to the rear of the proposed extension. This is shown on the plans as being a maximum of 240mm above natural ground level. This is therefore permitted development as any veranda, balcony or raised platform over 300mm in height requires planning permission

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 rear (south) elevation to replace existing conservatory as shown on Drawing nos. 01, 02, 05 Rev A, 06 Rev A, 07, 08 received 19th 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 Sign Jo Morin Date 02.06.2015