Expiry Date - 19/11/2014

Development Control – Delegated Officer Report

Application Number: AWDM/1313/14 Recommendation – APPROVE

Site: 1 Berberis Court Shoreham-By-Sea West Sussex BN43 6JA

Proposal: Lawful Development Certificate for proposed single storey rear extension

Date of site visit: N/A

Neighbours checked: N/A

Additional neighbour notifications: N/A

Proposal, Site and Surroundings

The application property is an end of terrace 2-storey modern dwelling in a residential estate. The proposed rear extension will be 1.92m deep x 3.425m wide x 3.5m high and the eaves a maximum of 2.9m high. Materials would match.

Relevant site history
None

Consultations
None

Representations
None

Relevant Planning Policies
Not applicable

Planning Assessment

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

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

(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 by more than 3m and does not exceed 4m in height

(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 not at the side of the dwelling

(i) none of these provisions apply.

Conditions:

(a) The external materials will match the existing house.

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 proposed ground floor 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 1995 (as amended)

First Schedule

Single storey rear extension as shown on drawing number 01RevA received on 24 September 2014

Second Schedule

1 Berberis Court, Shoreham by Sea BN43 6JA

Is recommendation contrary to any representations? N/A

Case Officer signed: L Simmons Date: 11/11/14

Authorised and signed by: Jo Morin Date: 11.11.2014

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