Expiry Date - 28/12/2011

Development Control – Delegated Officer Report

Application Number:
AWDM/0855/11

Recommendation – Approve Application

Site: **41 The Meadway Shoreham-By-Sea West Sussex BN43 5RN**

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

The Application

The application property is a detached chalet-style dwelling on the south side of The Meadway. A Certificate of Lawfulness is sought for a single storey rear extension with a mono-pitched roof. It will run across the full width of the dwelling and measure 4m deep, 3.7m high and 10.87m wide.

Consultations and Representations

Consultations/Comments

None

Third Parties

None

Relevant Planning Policies and Guidance

Not applicable

Planning Assessment

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

(a) The rear garden is 17m deep and 17m wide and the proposed extension will not result in over 50% of the curtilage being covered in buildings.

(b) the extension will not exceed the highest part of the dwelling
(c) the height of the eaves will not exceed the height of the eaves at the rear of the dwelling (NB the existing roof is asymmetric and the front eaves are lower than at the rear – for the purposes of assessing the rear extension the existing eaves height at the rear only is considered relevant to this case)
(d) the extension does not front a highway
(e) the extension is single storey and will not extend beyond the rear wall of the original dwelling by more than 4m and will not exceed 4m in height
(f) the extension will not have 2 storeys
(g) the extension will be within 2m of the boundary but the height of the eaves will be 2.35m
(h) the extension is not at the side of the dwelling
(i) none of these criteria apply

Materials will consist of painted render and roof tiling which are considered to be of similar appearance to the existing materials at the property.

Recommendation

(A) 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 191 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 1995 (as amended)

First Schedule

Single storey rear extension

Second Schedule

41 The Meadway, Shoreham-by-Sea

Case Officer Peter Barnett Date 24 November 2011