Expiry Date – 1/12

Development Control – Delegated Officer Report

Application Number: AWDM/1423/17 **Recommendation – Issue Certificate**

Site: 226 Harbour Way, Shoreham

Proposal: **Application for a Lawful Development Certificate for a proposed single-storey side extension and conversion of garage into habitable room.**

Neighbours checked: Y

Additional neighbour notifications: N

Date of Site Visit: 1/11

Site and Surroundings

This application relates to an end of terrace town house on the south side of Harbour way built in the 1970's.

The property is not in conservation area and is not listed.

Proposal

A determination is sought as to whether planning permission is required to add a single storey side extension to this property to create a porch and utility area. The extension will in part replace a side garden store. It is also proposed to convert the integral garage into a bedroom. The application has been revised to remove a ramp.

Relevant Planning History

72/573 – Housing development. Granted 9/2/73

72/248 – Housing development. Granted 17/7/72

71/24 – Outline for 74 dwellings. Granted 20/3/71

70/44 – Outline for 74 dwellings. Granted 23/3/70

Consultations

None undertaken.

Representations

None undertaken.

RELEVANT LEGISLATION:

The Town and Country Planning (General Permitted Development) (Amendment) (No.2) (England) Order 2008 Schedule 2 Part 1 'Development within the curtilage of a dwellinghouse'

GPDO

Class A – enlargement, improvement or other alteration of a dwellinghouse

Permitted Development

A. The enlargement, improvement or other alteration of a dwellinghouse.

Development not permitted

A.1 Development is not permitted by Class A if—
(a) permission to use the dwellinghouse as a dwellinghouse has been granted only by virtue of Class M, N, P, PA or Q of Part 3 of this Schedule (changes of use);
(b) as a result of the works, the total area of ground covered by buildings within the curtilage of the dwellinghouse (other than the original dwellinghouse) would exceed 50% of the total area of the curtilage (excluding the ground area of the original dwellinghouse);
(c) the height of the part of the dwellinghouse enlarged, improved or altered would exceed the height of the highest part of the roof of the existing dwellinghouse;
(d) the height of the eaves of the part of the dwellinghouse enlarged, improved or altered would exceed the height of the eaves of the existing dwellinghouse;
(e) the enlarged part of the dwellinghouse would extend beyond a wall which—
(i) forms the principal elevation of the original dwellinghouse; or
(ii) fronts a highway and forms a side elevation of the original dwellinghouse;
(i) the enlarged part of the dwellinghouse would be within 2 metres of the boundary of the curtilage of the dwellinghouse, and the height of the eaves of the enlarged part would exceed 3 metres;
(j) the enlarged part of the dwellinghouse would extend beyond a wall forming a side elevation of the original dwellinghouse, and would—
(i) exceed 4 metres in height,
(ii) have more than a single storey, or
(iii) have a width greater than half the width of the original dwellinghouse; or
(k) it would consist of or include—
(i) the construction or provision of a verandah, balcony or raised platform,
(ii) the installation, alteration or replacement of a microwave antenna,
(iii) the installation, alteration or replacement of a chimney, flue or soil and vent pipe, or
(iv) an alteration to any part of the roof of the dwellinghouse.

Conditions
A.3 Development is permitted by Class A subject to the following conditions—
a) the materials used in any exterior work (other than materials used in the construction of a conservatory) must be of a similar appearance to those used in the construction of the exterior of the existing dwellinghouse;
(b) any upper-floor window located in a wall or roof slope forming a side elevation of the dwellinghouse must be—
(i) obscure-glazed, and
(ii) non-opening unless the parts of the window which can be opened are more than 1.7 metres above the floor of the room in which the window is installed; and

(c) where the enlarged part of the dwellinghouse has more than a single storey, the roof pitch of the enlarged part must, so far as practicable, be the same as the roof pitch of the original dwellinghouse.

Planning Assessment

This property is a single family dwelling and not in a conservation area. The original planning permissions of 1970 and 1971 did not withdraw permitted development rights for extensions or for the conversion of the garages into habitable rooms.

The proposed side extension extends up to the side boundary which does not front a road. It has an eaves and ridge height of less than 3 metres. It is less than half the width of the original house. It will not result in more than 50% of the curtilage being covered in extensions or outbuildings.

This is a conservatory style extension and so matching materials are not necessary.

The revised proposal does not consist of or include —
(i) the construction or provision of a verandah, balcony or raised platform,
(ii) the installation, alteration or replacement of a microwave antenna,
(iii) the installation, alteration or replacement of a chimney, flue or soil and vent pipe, or
(iv) an alteration to any part of the roof of the dwellinghouse.

The proposed extension is permitted development.

The replacement of the garage door with a window is an alteration permitted under Class A of the GPDO. The side garage window is in situ.

Recommendation

ISSUE CERTIFICATE for the following reason:

The proposed single storey side extension and garage conversion shown in drawing P – 002 Rev A received 8/11/17 constitutes 'development' as defined by Section 55 of the Act and is 'permitted development' under Schedule 2, Part 1, Class A of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).

Case Officer signed:	MOK	Date: 09.11.17
Authorised and signed by:	Peter Barnett	Date: 10 November 2017