Expiry Date - 05/07/2011

Development Control – Delegated Officer Report

Application Number: ADC/0120/11 **Recommendation – Issue Certificate**

Site: **29 Upper Boundstone Lane Lancing West Sussex BN15 9QX**

Proposal: **Application for proposed Certificate of Lawfulness for single-storey side extension (with garage removed)**

The Application

The application is to determine whether a planning application is required for the proposals to this semi-detached bungalow. The dwelling is located within the built up area of Lancing on the east side of Upper Boundstone Road. It has a rear garden of approximately 210sqm.

The dwelling has previously been extended with a timber lean-to at the side, behind the original flat roofed garage. The proposals under consideration consist of the demolition of the garage and lean-to and the erection of a single-storey side extension, with a flat roof to serve as a scullery and utility room, and additional bedroom with storage. The extension would be 2.15m wide by 10.9m deep, by 2.5m in height to the flat roof.

Relevant Planning Legislation

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

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

Planning Assessment

The proposals are clearly ‘development’ as defined by section 55 of the T&CP Act 1990.

The rear extension constitutes the enlargement, improvement or other alteration of a dwellinghouse (Class A).

The relevant Class A of Part 1 of Schedule 2 to Article 3 of the Town & Country Planning (General Permitted Development) Order 1995 (as amended in 2008) confers permission (termed ‘permitted development’) for such enlargements and alterations. They contain a number of limitations:-

Class A

(a) The total area of ground covered by buildings, extensions etc would exceed 50% of the total area of the curtilage – The uncovered external curtilage of the dwelling is in excess of 210sqm whereas the rear extension would be 23.5sqm, less than 50%.
(b) The height of the extension must not exceed the highest part of the existing building – The proposals meet this requirement as the main building is 5.8m in height and the extension would be 2.5m high.
(c) The height of the eaves must be no higher that those on the existing dwelling – The proposed eaves would match those of the existing dwelling, 2.5m.
(d) N/A – does not extend towards the highway
(e) (i) The extension must not extend more than 3m if on a semi-detached building – proposed extension would be only 2.5m.
(ii) The extension must not exceed 4m in height – proposed extension would be 2.5m in height.
(f) N/A – Extension would be single-storey.
(g) The height of the eaves must not exceed 3m if within 2m of the boundary – the extension would be within 2m of the boundary and would have an eaves height of 2.5m.
(h) The extension would be at the side and
(i) Exceed 4m in height. The extension would only be 2.5m high.
(ii)See (f)
(iii) Be greater than half the width of the original dwelling. The extension would only be 2.15m wide whereas the bungalow is 8.5m wide.
(i) (i) N/A – proposals would not consist of a veranda, balcony or raised platform.
(ii) N/A – not a microwave antenna.
(iii) N/A – The proposed rear extension does not relate to a chimney.
(iv)N/A – does not relate to the roof

Class A also contains conditions:-

(a) The external materials shall be of similar appearance to the existing dwelling – the proposals are considered to meet this requirement.
(b) N/A – No upper floor windows in the proposed rear extension.
(c) N/A – rear extension would not be more than one storey.

Recommendation

That a Certificate of Lawfulness be issued that an application for planning permission is not required.

Description: Proposed single-storey side extension.

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Land at: 29 Upper Boundstone Lane, Lancing, West Sussex BN15 9QX

Reason: The proposed building works fall within the definition of 'development' as defined by section 55 of the Act.

It complies with the provisions of the relevant Class A Part 1 of Schedule 2 to Article 3 of the Town & Country Planning (General Permitted Development) Order 1995 (as amended in 2008).

Case Officer Carlos Hone Date 01.07.11