Expiry Date - 13/03/2012

Development Control – Delegated Officer Report

Application Number:
AWDM/0078/12

Recommendation – Approve Application

Site: **61 Berriedale Drive Sompting Lancing West Sussex**

Proposal: **Application for Certificate of Lawfulness for proposed single-storey rear extension**

The Application

The application property is a semi detached hipped roof bungalow on the north side of Berriedale Drive there is a single garage attached to the side of the property. A Certificate of Lawfulness is sought for a single storey flat roof extension to the rear. The extension will run across the full width of the dwelling and will be 3 metres deep, 2.4 metres high and 9 metres wide.

The plans have been amended from that originally submitted as the eaves of the proposed extension exceeded the height of the existing bungalow.

Consultations and Representations

Third Parties: - No neighbours have been notified.

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 over 25 metres deep and 11.5 metres wide. 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 of the existing bungalow (amended plans have reduced height)
(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 3m and will not exceed 4m in height.
(f) the extension will not have 2 storeys

(g) the extension will be within 2 metres of the boundary but the height of the eaves will be 2.4 metres
(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 County Planning (General Permitted Development Order 1995 (as amended)

First Schedule

Single storey rear extension

Second Schedule

61 Berriedale Drive, Sompting

Case Officer Hannah Barker

Date 25th January 2012

PB 26/1