Expiry 23/4/08.

Development Control – Delegated Officer Report

Application Number: ADC/0113/08 **Recommendation – Issue Certificate**

Site: **12 Greenacres Shoreham-by-Sea West Sussex BN43 5WY**

Proposal: **Application for certificate of lawfulness for proposed single-storey rear extension (less the 50 cubic metres)**

The Application

The application site is a mid terrace, two storey dwelling within an estate of buildings of similar design and scale within the built up area of Shoreham. To the front of the property there is a small open plan front garden. To the rear is a relatively deep rear garden bound on either side and to the rear by 1.8 metre close boarded fencing. As existing the property has no extensions or alterations.

In October 2007 a Certificate of lawfulness was issued for a proposed single storey, flat roof rear extension, (ADC/0586/07.) The current application is also for a Certificate of Lawfulness for a similar extension which is smaller than the previous proposal.

This application is for a Certificate of Lawfulness where the planning merits of the proposal are not a consideration in this case. The assessment is whether planning permission is required in accordance with the General Permitted Development Order 1995. A single storey flat roof rear extension is proposed 4.9 metres wide, 2.9 metres deep and 2.7 metres high. The extension is to be set in from the boundary on either side by 0.4 metres. There are no other buildings or structures within the curtilage of the dwelling house and the property has not been extended.

Consultations and Representations

Third Parties: **-** No third party representations have been received.

Relevant Planning Legislation

Town and Country Planning (General Permitted Development) Order 1995, Schedule 2 Part 1 'Developing within the Curtilage of a Dwelling house.'

Class B. The Enlargement, improvement or other alteration of a dwelling house.

Planning Assessment

The proposed extension is located to the rear of the dwelling house, it will not be nearer to the highway than the main dwelling house. The extension does not exceed 4 metres in height within 2 metres of the boundary. There will not be an increase in the cubic content of the building by more than 50 cubic metres.

The total volume of the proposed extension is 4.9 X 2.9 X 2.7 = 38.37 cubic metres. This is below the permitted development allowance for this property which is 50 cubic metres for a terraced house.

Recommendation

Issue Certificate of Lawfulness for Proposed Development.

Reason: - The proposal constitutes 'development' as defined by section 55 of the Town and County Planning Act 1990 but is permitted by Class A Part 1 of Schedule 2 of the Town and Country Planning (General Permitted Development) Order 1995 (as amended.)

Case Officer.....HB.....Date.....3/3/08.....

PB 3/3/08