Development Management - Delegated Officer Report

Application Number: AWDM/0991/12 **Recommendation – Approve**

Site: - 15 Fourth Avenue Lancing

Proposal: - Application for a Lawful Development Certificate for a proposed single storey rear extension with raised roof light

Date of site visit: 5th September 2012

Neighbours checked: N/A

Additional neighbour notifications: N/A

Proposal, Site and Surroundings

The application property is a two storey end of terrace dwelling on the southern side of Fourth Avenue, Lancing. The street comprises of a rows of terraced dwellings many of which have off street parking. There is a front porch and a rear garden outbuilding at the site. The property also has an existing rear conservatory which is to be removed and the application is seeking a Certificate of Lawfulness for a proposed single storey rear extension with raised roof light. The property is not listed and is not within the Conservation Area.

The proposed extension is 2.9 metres in depth. It has a flat roof to a height of 2.7 metres with a roof light a maximum height of 2.9 metres. The extension will provide an enlarged kitchen. It is 4.9 metres wide, not the whole width of the existing building.

Relevant site history

Existing conservatory and outbuilding no planning records

Consultations

Not applicable

Representations

Not applicable

Relevant Planning Policies

Not applicable

Planning Assessment

A. The single storey 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 total area of ground covered by buildings within the curtilage (excluding the original house) would not exceed 50%

(b) the extension will not exceed the highest part of the dwelling

(c) the height of the eaves will not exceed the eaves of the existing dwelling

(d) the extension does not extend beyond a wall which fronts a highway and forms either the principal elevation or a side elevation of the original dwellinghouse.

(e) the extension does not extend beyond the rear wall of the dwelling by more than 3m and does not exceed 4m in height

(f) the extension will not have more than one storey

(g) the extension is within 2m of the boundary but the eaves height will not exceed 3m

(h) the extension is not at the side of the dwelling

(i) none of these provisions apply

Conditions:

(a) External materials of brick and tiles to match existing are proposed.

Recommendation

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 192 of the Town and Country Planning Act 1990 (as amended), and is APPROVED for the following reason: -

The proposed ground floor rear extension as shown on drawing no. 12/772/01 received 15th August 2012 constitutes 'development' as defined by Section 55 of the Act and are '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 as shown on Drawing no. 12/772/01 received 15th August 2012.

Second Schedule

15 Fourth Avenue, Lancing, West Sussex, BN15 9PY

Is recommendation contrary to any representations? N/A

Case Officer signed: Hannah Barker Date: 5th September 2012

Authorised and signed by: Jo Morin Date: 6 Sept 2012