Development Control – Delegated Officer Report

Application Number: AWDM/0611/15 Recommendation – APPROVE

Site: 35 Annweir Avenue Lancing West Sussex

Proposal: Application for a Lawful Development Certificate for proposed garden room

SITE AND SURROUNDINGS:

The application site relates to a semi-detached two-storey dwellinghouse, situated in an outer residential suburb of Lancing.

PROPOSAL:

This application is for a Certificate of Lawfulness wherein the planning merits of the proposal are not a consideration. The assessment is whether the submission of a planning application is required in accordance with the Town and Country Planning (General Permitted Development) (England) Order 2015.

The proposal is:

Free standing garden outbuilding to measure (at max) 2.5 metres in height, 6.6 metres in length, and 4.6 metres in width

RELEVANT LEGISLATION:

The Town and Country Planning (General Permitted Development) (England) Order 2015. Schedule 2 permitted Development Rights. Part 1 Development within the Curtilage of a dwellinghouse.

Class E
ASSESSMENT:

The dwellinghouse use is the authorised planning use, and the building is not subject to prohibitive planning condition or Listed or situated in a Conservation Area.

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

No part of single storey building would be situated on land forward of a wall forming the principal elevation. Its height would not exceed 2.5 metres within 2 metres of a site boundary. It includes no verandah, balcony or raised platform.

RECOMMENDATION:

Issue Certificate of Lawfulness for Proposed Development

REASONS FOR RECOMMENDATION:

The proposed garden room as shown on Drawing nos. CH663/001A titled Location & Block Plans and CH663/010A titled Proposed Plans received 8 June 2015 constitutes 'development' as defined by Section 55 of the Town and Country Planning Act 1990, but is permitted by Class E of Part 1 Schedule 2 of Town and Country Planning (General Permitted Development) (England) Order 2015.

DELEGATED

Case Officer Sign: Matthew Porter Date 09-06-2015

Authorising Officer Sign Peter Barnett Date 9 June 2015