Expiry Date - 19/08/2014

Development Control – Delegated Officer Report

Application Number: AWDM/0721/14 Recommendation – APPROVE

Site: 140 Eastern Avenue Shoreham-By-Sea West Sussex BN43 6PE

Proposal: Lawful Development Certificate for single-storey extension to south side elevation.

Date of site visit: 26/6/14

Neighbours checked: N/A

Additional neighbour notifications: N/A

Proposal, Site and Surroundings

The application property is a 2-storey semi-detached house on the eastern side of the road.

The property is not listed and is not within the Conservation Area. The application is seeking a Certificate of Lawfulness for a proposed single storey side extension. The extension will have a half hipped roof which will be tiled and pebble-dashed elevations to match the existing dwelling. It will have a maximum height of 3.6 metres. It will be 1.7metres wide and 4.4m in depth. The eaves are 2.6 metres high.

Consultations

None

Representations
None

Relevant Planning Policies

Not applicable

Planning Assessment

A. The single storey side 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

(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 at the side of the dwelling

(i) The extension does not exceed 4 metres in height
(ii) The extension does not have more than one storey
(iii) The extension does not have a width greater than half the width of the original dwellinghouse.

(i) none apply

Conditions:

(a) The materials will be brick and pebble-dash to match existing.

Recommendation

The proposed side extension as shown on the unnumbered location plan, site plan, block and floor plans received 24th June 2014 constitutes 'development' as defined by Section 55 of the Act and is 'permitted development' under Class A of Part 1 of the Town and Country Planning (General Permitted Development) Order 1995 (as amended).

Case Officer signed: L Simmons Date: 29/7/14

Authorised and signed by: P Barnett Date: 29 July 2014