Development Management - Delegated Officer Report

Application Number: AWDM/1284/12 **Recommendation – Approve**

Site: - 20 Millcroft Avenue, Southwick, Brighton

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

Date of site visit: 30th October 2012

Neighbours checked: N/A

Additional neighbour notifications: N/A

Proposal, Site and Surroundings

The application property is a detached hipped roof bungalow within a street of similar properties in the built up area of Southwick. There is an existing flat roof front porch and rear conservatory. There are also two other small, rear, lean to extensions linked to the conservatory by a uPVC roof. These rear extensions are to be removed and a Certificate of Lawfulness is sought for a single storey rear extension to be the full width of the bungalow, 8.4 metres wide. The extension will be constructed of materials to match existing brick and tiles with uPVC double glazed windows and doors. The extension will have a flat roof with a tiled edge up to 3.5 metres high; it has a maximum depth of 4 metres reducing to 3.5 metres on the southern side.

Relevant site history

Existing rear conservatory, single storey lean to extension and front porch.

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 4m 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 Lawful Development Certificate proposed elevations and Sections received 19th October 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 'Lawful Development Certificate proposed Elevations and Sections' - received 19th October 2012.

Second Schedule

20 Millcroft Avenue, Southwick, Brighton, West Sussex, BN42 4RU

Is recommendation contrary to any representations? N/A

Case Officer signed: Hannah Barker Date: 30th October 2012

Authorised and signed by: Jo Morin Date: 8 November 2012