Development Management - Delegated Officer Report

Application Number: AWDM/0903/12 **Recommendation – Approve**

Site: **72 The Drive, Shoreham-by-Sea**

Proposal: **Application for a Lawful Development Certificate for proposed new single storey extension on east side**

Date of site visit: N/A

Neighbours checked: N/A

Additional neighbour notifications: N/A

Proposal, Site and Surroundings

The application relates to a semi-detached dwelling on the corner of The Drive and Downside. The dwelling has a two storey projection on its north side, with a lower roof ridge to the main house. Its front door is on the north side facing Downside and this is considered to be the principal elevation. There is a flat-roofed detached garage on the north side of the property. Due to the different ground levels, the garden of the property steps up and is at a higher level than the ground floor.

The application is seeking a Certificate of Lawfulness to construct a single storey extension on the east side facing the garden.

Relevant site history

Planning permission was granted for a two storey rear extension earlier in the year (AWDM/0644/12).

Application for a Certificate of Lawfulness for a proposed hip to gable roof extension on east side and dormer to south side, plus rooflights to north side (AWDM/0853/12) has been submitted but not yet determined.

Consultations

None

Representations

None

Relevant Planning Policies

Not applicable

Planning Assessment

The 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) Total ground area covered will not exceed 50% of the curtilage
(b) The height of the extension will not exceed the highest part of the roof
(c) The eaves height is below the existing eave height
(d) The extension does not front a highway
(e) The extension is considered to be on the side of the property, but it does not project from the original wall by more than 3m and does not exceed 4m in height (it is 3.1m high).
(f) The extension is single storey only
(g) The height of the eaves is 2.1m
(h) It does not exceed 4m in height, has only one storey and is not more than half the width of the original house (3m wide compared with 9.7m existing)
(i) No verandas or balconies, etc are proposed and no pipes or chimneys are proposed.

The property is not on Article 1(5) land

Furthermore,

- The external materials will match those used on the existing dwelling.
- There are no upper floor windows

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

The proposed extension as shown on drawing nos. (31)000 Rev A and (21)000 Rev A received 3 August 2012 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)

First Schedule

Single storey extension on east side

Second Schedule

72 The Drive, Shoreham-by-Sea

Is recommendation contrary to letter(s) of representation? N

Case Officer: Peter Barnett Date: 3 August 2012

Authorised by: P Devonport Date: 3.8.12