Expiry Date – 15/11/2016

Development Control – Delegated Officer Report

Application Number: AWDM/428/16 **Recommendation – Issue Certificate**

Site: **20 Heyshott Close Lancing**

Proposal: **Lawful Development Certificate for proposed single-storey side extension to east elevation**

Neighbours checked: N/A
Additional neighbour notifications: N/A

Site and Surroundings

This application relates to a detached dwellinghouse building. The property is not in a conservation area and is not listed. There are no restrictive conditions attached to the original grant of planning permission for this dwelling.

A Certificate of Lawfulness is sought for a single storey side extension.

Proposal

The side extension measures a maximum 4 metres in height to ridge (3 metres to eaves), 3.8 metres wide and 9 metres in length.

Relevant Planning History
None

Consultations
None

Representations
None

Relevant Legislation

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

Planning Assessment

Class A – enlargement, improvement or other alteration of a dwellinghouse

Permitted Development

A. The enlargement, improvement or other alteration of a dwellinghouse.

Development not permitted

A.1 Development is not permitted by Class A if—
(a) permission to use the dwellinghouse as a dwellinghouse has been granted only by virtue of Class M, N, P, PA or Q of Part 3 of this Schedule (changes of use);
(b) as a result of the works, the total area of ground covered by buildings within the curtilage of the dwellinghouse (other than the original dwellinghouse) would exceed 50% of the total area of the curtilage (excluding the ground area of the original dwellinghouse);
(c) the height of the part of the dwellinghouse enlarged, improved or altered would exceed the height of the highest part of the roof of the existing dwellinghouse;
(d) the height of the eaves of the part of the dwellinghouse enlarged, improved or altered would exceed the height of the eaves of the existing dwellinghouse;
(e) the enlarged part of the dwellinghouse would extend beyond a wall which—
(i) forms the principal elevation of the original dwellinghouse; or
(ii) fronts a highway and forms a side elevation of the original dwellinghouse;
(f) subject to paragraph (g), the enlarged part of the dwellinghouse would have a single storey and—
(i) extend beyond the rear wall of the original dwellinghouse by more than 4 metres in the case of a detached dwellinghouse, or 3 metres in the case of any other dwellinghouse, or
(ii) exceed 4 metres in height;
(j) the enlarged part of the dwellinghouse would extend beyond a wall forming a side elevation of the original dwellinghouse, and would—
(i) exceed 4 metres in height,
(ii) have more than a single storey, or
(iii) have a width greater than half the width of the original dwellinghouse; or
(k) it would consist of or include—
(i) the construction or provision of a verandah, balcony or raised platform,
(ii) the installation, alteration or replacement of a microwave antenna,
(iii) the installation, alteration or replacement of a chimney, flue or soil and vent pipe, or
(iv) an alteration to any part of the roof of the dwellinghouse.

Conditions
A.3 Development is permitted by Class A subject to the following conditions—
(a) the materials used in any exterior work (other than materials used in the construction of a conservatory) must be of a similar appearance to those used in the construction of the exterior of the existing dwellinghouse

Assessment

The property is not in a conservation area.

The extension is less than half the width of the original house, is not more than 3 metres high to eaves and 4 metres high to ridge. It will not result in more than 50% site coverage. The extension is to the side of the house and will not front a highway. It does not involve the construction or provision of a verandah, balcony or raised platform, the installation, alteration or replacement of a microwave antenna, the installation, alteration or replacement of a chimney, flue or soil and vent pipe, or an alteration to any part of the roof of the dwellinghouse. Its exterior materials would be similar appearance to the existing dwellinghouse.

The side extension is permitted development.

RECOMMENDATION:

Issue Certificate of Lawfulness for a Proposed Development

REASONS FOR RECOMMENDATION:

The single storey side extension constitutes 'development' as defined by Section 55 of the Town and Country Planning Act 1990, but is permitted by Class A, Part 1, Schedule 2 of Town and Country Planning (General Permitted Development) (England) Order 2015.

DELEGATED

Case Officer sign: Matthew Porter Date 03-11-2016

Authorising Officer sign: Peter Barnett Date: 4 November 2016