Expiry
23/11/07

Development Control – Delegated Officer Report

Application Number: ADC/0584/07 **Recommendation – Permit Application**

Site: **21 New Road Shoreham-by-Sea West Sussex BN43 6RA**

Proposal: **Proposed single-storey flat-roofed rear extension (application for certificate of lawfulness)**

The Application

The application site is an end of terrace, two storey, three bedroom house location within Shoreham town centre within the conservation area and built up are of Shoreham. The dwelling fronts the highway and has a narrow rear garden.

This application is for a Certificate of Lawfulness where the planning merits of the proposal are not a consideration in this case. The assessment is whether planning permission is required in accordance with the General Permitted Development Order 1995. A single storey flat roof extension is proposed which will extend to the rear by 2.4 metres. The extension is 2.9 metres wide with a height of 2.6 metres. There are no other buildings or structures within the curtilage of the dwelling house and the property has not been extended.

Consultations and Representations

Third Parties: - No third party representations have been received.

Relevant Planning Policies and Guidance

Relevant Planning Legislation

Town and Country Planning (General Permitted Development) Order 1995 Schedule 2, Part 1. 'Development within the Curtilage of a Dwelling house.'

Class B. The Enlargement, improvement or other alteration of a dwelling house.

Planning Assessment

The proposed extension is located to the rear of the dwellinghouse, it will not be nearer to the highway than the main dwellinghouse. The extension does not exceed 4 metres in height within 2 metres of the boundary. There are no other buildings or structures within the curtilage of the dwellinghouse. There will not be an increase in the cubic content of the building by more than 50 cubic metres.

The total volume of the proposed extension is 2.4 X 2.9 X 2.6 = 18.1 cubic metres.

Recommendation

Issue Certificate of Lawfulness for Proposed Development.

Reason: - The proposal constitutes 'development' as defined by section 55 of the Town and County Planning Act 1990 but is permitted by Class A, Part 1 of Schedule 2 of the Town and Country Planning (General Permitted Development) Order 1995 (as amended).

Case Officer.....Date.....9/11/07.....