Development Management - Delegated Officer Report

Application Number: AWDM/1595/15 Recommendation – Approve

Site: 124 Upper Shoreham Road, Shoreham-By-Sea

Proposal: Application for a Lawful Development Certificate for proposed single storey side extension to west elevation.

Neighbours checked: N/A

Additional neighbour notifications: N/A

Proposal, Site and Surroundings

The application property is a large single storey detached chalet bungalow on the northern side of Upper Shoreham Road. The site is gated to the front and is screened from the highway by a 2 metre brick wall. There are pitched roof dormer windows to the front elevation.

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. There is a large living space to be created with a smaller side extension attached to provide a utility. The extension is of half hipped roof design with a proposed roof lantern over the main space. It is in total 7.320 metres wide and 9 metres deep, including the utility. Bi-folding doors are proposed on the north and south elevation.

Relevant site history

SU/35/95/TP Front dormers and part-hipped gable on east side of roof.

SU/107/95/TP Vehicular access.

AWDM/0590/12 LDC single storey side extension

Consultations

None

Representations

None

Relevant Legislation

The Town and Country Planning (General Permitted Development) (England) Order 2015. Schedule 2 Permitted Development Rights. Part 1 Development within the Curtilage of a dwellinghouse Class A.

Planning Assessment

The authorised use is a dwellinghouse (Class C3). The dwelling is not Listed or an designated land. Its 'permitted development' rights are intact.

(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 not within 2m of the boundary.

(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 render to match existing with tiled roof to match existing.

Recommendation

Issue Certificate of Lawfulness for Proposed Development

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 single storey side extension 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 2015.

First Schedule

Single storey side extension to west elevation as shown on Drawing number: - 12/747/02 – received 12th Nov 2015 and Block Plan received 12th Nov 2015

Second Schedule

124 Upper Shoreham Road Shoreham-By-Sea, West Sussex

Case Officer signed: Hannah Barker Date: 14th December 2015

Authorised and signed by: Jo Morin Date: 21.12.2015