Development Management - Delegated Officer Report

Application Number: **Recommendation – Approve**
AWDM/0379/13

Site: **6 Crabtree Lane, Lancing, West Sussex**

Proposal: **Application for Certificate of Lawful Development for proposed room in roof with hip end extension to roof, rear dormer and front rooflights. Proposed single-storey rear extension (conservatory removed)**

Date of site visit: 8th May 2013

Neighbours checked: N/A

Additional neighbour notifications: N/A

Proposal, Site and Surroundings

The application property is a semi detached bungalow with a flat roof garage attached to the side. There is off street parking to the front and there was a rear conservatory which at the time of visiting the site had been removed and ground works had commenced. There is vehicular access to the rear of the site from Orchard Avenue.

An application for a certificate of lawfulness has been submitted for a hip end extension and rear flat roof dormer. The ridge is to be extended by 2.7 metres to the side and the rear dormer is 4.9 metres wide, 2 metres high with a maximum depth of 3 metres. Two velux windows are proposed to be front roof slope. The roof extension will provide two bedrooms and a bathroom at first floor.

Also proposed is a 3 metre deep flat roof rear extension the full width of the bungalow. The extension is to be 2.6 metres in height, it will provide an enlarged open plan kitchen living/dining space.

Consultations

None

Representations

None

Relevant Planning Policies

Not applicable

Planning Assessment

A. The single storey side 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 a 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 3m 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 to the side of the dwelling.

(i) none apply

Conditions:

(a) The extension will be constructed in brick to match existing.

B. The dormer and extension to ridge fall under Class B 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 B which are relevant to this case are as follows:

(a) no part of the roof extensions will exceed the height of the highest part of the existing roof.

(b) no part of the dwelling house as a result of the works would extend beyond the plane of any existing roof slope which forms the principal elevation of the dwellinghouse and fronts a highway.

(c) The cubic content of the resulting roof space would not exceed the cubic content of the original roof space by more than 50 cubic metres.

(d) None apply.

(e) The site is not within a Conservation Area.

The rear dormer and hip end will be clad in plain tile hanging to match the existing roof tile. The dormer is to have a felt roof.

The window on the western side of the gable will serve the ensuite and will be fitted with obscure glazing and be permanently fixed shut.

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 single storey rear extension and roof extensions are 'development' as defined by Section 55 of the Act and are 'permitted development' under Class A and B of Part 1 of the Town and Country Planning (General Permitted Development) Order 1995 (as amended)

First Schedule

Application for Certificate of Lawful Development for proposed room in roof with hip end extension to roof, rear dormer and front rooflights. Proposed single-storey rear extension (conservatory removed) shown on drawing nos. 1731.P1 Rev A and 1731.P2 Rev B – received 13th May 2013.

Second Schedule

6 Crabtree Lane, Lancing, West Sussex, BN15 9PG

Is recommendation contrary to any representations? N/A

Case Officer signed: Hannah Barker Date: 21st May 2013

Authorised and signed by: Jo Morin Date: 21 May 2013