Development Management - Delegated Officer Report

Application Number:AWDM/1211/12 | **Recommendation – Issue Certificate**

Site: **23 Bushby Close, Sompting**

Proposal: **Certificate of Lawfulness application for proposed single storey rear extension.**

Date of site visit: 25 October 2012

Neighbours checked: n/a

Additional neighbour notifications: n/a

Proposal, Site and Surroundings

The application site comprises a two storey semi detached house located on the west side of Bushby Close, on the corner of the access road to the garage block to the north. The house has previously been extended with a single storey front and side extension with lean-to. There are no extensions to the rear of the house.

A Certificate of Lawfulness is sought for a proposed single storey rear extension which would extend across the full width of the rear wall of the house and would measure 3 metres in depth. It would be 3.6 metres in height and approximately 2.5 metres to eaves height.

The applicant has confirmed the use of matching materials.

Relevant site history
No relevant history. The original house pre-dates planning records.

Consultations
None relevant

Representations
None

Planning Assessment
In this instance the relevant consideration is a matter of fact and law, rather than the planning merits of the proposal.

The planning history indicates that the house enjoys the benefit of permitted development rights.

Therefore the relevant test is whether the proposed extension meet the relevant criteria of Class A, Part 1 Schedule 2 of the Town and Country Planning (General Permitted Development) (Amendment) (No.2) (England) Order 2008

A.1 (a) The total area covered by buildings within the curtilage (excluding the original house) would not exceed 50% of the total curtilage area;

(b) the extension would not exceed the height of the highest part of the roof;

(c) the eaves height would not exceed the eaves height of the existing house;

(d) the development would not extend beyond a wall fronting a highway or which forms the principal or side elevation of the dwellinghouse;

(e) the extension would be single storey and would not exceed 3 metres in depth or 4 metres in height;

(f) N/A

(g) the extension would not have an eaves exceeding 3 metres;

(h) the extension would not extend beyond the side elevation;

(i) the extension would not include a veranda, balcony, raised platform, microwave antenna, chimney, flue or soil and vent pipe or any alterations to the roof of the house .

A.2 The site is not within a conservation area.

A.3 (a) Matching materials are proposed;

(b) No upper floor windows are proposed;

(c) The extension would be single storey.

Recommendation

ISSUE CERTIFICATE for the reason:-

The proposed development, as shown on drawing number 1262012/01 entitled 'Existing/proposed floor plans and elevation Proposed section A-A' deposited 1 October 2012 and on unnumbered site photographs and block and location plans deposited 1 October 2012, complies with the provision for 'permitted development' by virtue of Class A of Part 1, Schedule 2 of the Town and Country Planning (General Permitted Development (Amendment) (No.2) (England) Order 2008

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

Case Officer: Rebekah Smith Date: 19 November 2012

Authorised by: Peter Barnett Date: 19 November 2012