Expiry Date - 12/12/2011

Development Control – Delegated Officer Report

Application Number:
AWDM/0802/11

Recommendation – Approve Application

Site: **29 Adur Drive Shoreham-By-Sea West Sussex BN43 6PN**

Proposal: **Application for a Certificate of Lawfulness for a proposed detached garage and workshop at rear**

The Application

The application property is an end of terrace dwelling which backs onto a rear access road which serves garages at the rear of Adur Drive and Eastern Avenue. The application is seeking a Certificate of Lawfulness to enable the construction of a detached outbuilding at the property.

The outbuilding, comprising a garage and workshop, measures 6.1m wide, 5.47m deep and 2.45m high. It is to be flat-roofed with brick walls located at the end of the rear garden, 2.4m from the rear boundary and just 0.2m from the north side boundary.

Consultations and Representations

Consultations/Comments

None

Third Parties

None

Relevant Planning Policies and Guidance

Not applicable

Planning Assessment

The outbuilding falls within Class E 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 outbuilding will not exceed 50% of the total area of the curtilage

(b) the outbuilding will not be forward of the principal elevation of the house

(c) the building will not have more than one storey

(d) the height of the building will not exceed 2.5m

(e) the height of the eaves of the building will not exceed 2.5m

(f) the property is not a listed building

(g) no balcony, etc is proposed

(h) and (i) these do not apply

The outbuilding therefore meet the provisions of Class E of Part 1 of the Town and Country Planning (General Permitted Development) (Amendment) (No.2) (England) Order 2008 and are permitted development.

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 191 of the Town and Country Planning Act 1990 (as amended), and is APPROVED for the following reason: -

The proposed garage and workshop constitute 'development' as defined by Section 55 of the Act and are 'permitted development' under Class E of Part 1 of the Town and Country Planning (General Permitted Development) Order 1995 (as amended).

First Schedule

Detached garage and workshop in rear garden

Second Schedule

29 Adur Drive, Shoreham

Case Officer Peter Barnett Date 4 November 2011

[redacted] 4/11