DELEGATED APPLICATIONS ASSESSMENT SHEET

Application Number: **Recommendation – Issue**
AWDM/0392/13

Site: **50 Overhill**

Proposal: **Application for a Lawful Development Certificate for single storey side and rear extension**

SITE AND SURROUNDINGS:

The application site is located in a residential suburb of Southwick, made up of predominately semi-detached bungalows. The application property is one such building. It has a hipped roof and rendered walls with exposed brick plinth.

PROPOSAL:

This application is for a Certificate of Lawfulness where the planning merits of the proposal are not a consideration in this instance. The assessment is whether the submission of a planning application is required in accordance with the Town and Country Planning (General Permitted Development) (Amendment) (No.2) (England) Order 2008.

The proposal is:

A single storey rear extension to measure (at maximum) 3.5 metres in height, 4.5 metres in length, and 8.1 metres in width

A single storey side extension to measure (at maximum) 3 metres in height, 5 metres in length, and 2.2 metres in width

RELEVANT LEGISLATION:

The Town and Country Planning (General Permitted Development) (Amendment) (No.2) (England) Order 2008 Schedule 2 Part 1 'Development within the curtilage of a dwellinghouse'

ASSESSMENT:

The building is not on article 1(5) land. No planning conditions have been imposed to remove permitted development rights.

As a result of the works, not less than 50% of the total area of the curtilage would be covered by buildings. The height of the extension would not exceed the height of the existing dwellinghouse, nor would the eaves height of the extension exceed the eaves of the existing dwellinghouse. The length of the rear extension would not exceed 4 metres off the original rear wall. The height of the eaves would not exceed 3 metres. The side extension would not have

a width greater than half the width of the original building.

The development would not consist and/or include a veranda, balcony, or raised platform and/or involve installation of a chimney, flue or soil and vent pipe. The exterior materials used shall be of a similar appearance to the exterior of the existing dwellinghouse.

RECOMMENDATION:

Issue Certificate of Lawfulness for Proposed Development

REASONS FOR RECOMMENDATION:

The proposal constitutes 'development' shown on drawing titled Site Plan date valid 3-4-2013 and drawing No. 13/820/03 titled Proposed rear and side extension date valid 19-4-2013 as defined by Section 55 of the Town and Country Planning Act 1990, but is permitted by Class A Part 1 Schedule 2 of Town and Country Planning (General Permitted Development) (Amendment) (England) (No.2) Order 2008

INFORMATIVE

This certificate does not purport the granting of lawfulness for the roof extensions, which are the subject of a separate certificate

DELEGATED

Case Officer
Sign Matthew Porter Date 19-4-2013

Authorising Officer
Sign Peter Barnett Date 22 April 2013