Development Management - Delegated Officer Report

Application Number: **Recommendation – Approve**
AWDM/0060/13

Site: **44 Boundstone Lane, Lancing,West Sussex,**

Proposal: **Application for Certificate of Lawfulness for proposed side extension**

Date of site visit: 23/1/13

Neighbours checked: N/A

Additional neighbour notifications: N/A

Proposal, Site and Surroundings

The application property is detached chalet bungalow with an existing front dormer and lean to conservatory and porch to the rear. There is a detached garage to the east of the bungalow. Although the property address is Boundstone Lane the dwelling fronts onto Gordon Road which is to the south of the dwelling.

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. The extension will have a half hipped roof which will be tiled. It will have a maximum height of 3.5 metres. It is 3.95 metres wide and is the full depth of the bungalow 7.6 metres. The eaves are 2.6 metres high to match existing. The plans state that the construction materials proposed will match existing.

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

(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 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 pebble-dash to match existing.

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 side extension constitutes ‘development’ as defined by Section 55 of the Act and are ‘permitted development’ under Class A of Part 1 of the Town and Country Planning (General Permitted Development) Order 1995 (as amended)

First Schedule

Proposed side extension as shown on Drawing number: 13/806/01 - received 23rd January 2013.

Second Schedule

44 Boundstone Lane, Lancing, West Sussex

Is recommendation contrary to any representations? N/A

Case Officer signed: Hannah Barker Date: 23rd January 2013

Authorised and signed by: Jo Morin Date: 29 January 2012