Exp 2/6/08

Development Control – Delegated Officer Report

Application Number: ADC/0141/08 **Recommendation – Issue Certificate**

Site: **73 Brighton Road Lancing West Sussex BN15 8RB**

Proposal: **Application for certificate of lawfulness for proposed single-storey rear extension**

The Application

The application site is a two storey semi detached property located within the built up area of Lancing. There is a driveway to the front of the property and to the south on the opposite side of the road is Lancing beach and the recreation ground. As existing there are two single storey rear extensions, one is a flat roof brick and tile extension and the other is a conservatory.

The application is for a Certificate of Lawfulness where the planning merits of the proposal are not a consideration in this case. The assessment is whether planning permission is required in accordance with the General Permitted Development Order 1995. A single storey extension is proposed which will extend to the rear of the property by 3.8 metres and the entire width at 4.8 metres. The extension will have a flat roof to a maximum height of 2.5 metres.

Consultations and Representations

Third Parties: - No third party representations have been received.

Relevant Planning Legislation

Town and County Planning (General Permitted Development) Order 1995 Schedule 2 Part 1. 'Development within the Curtilage of a Dwelling house.'

Class A. The Enlargement, improvement or other alterations of a dwelling house.

Planning Assessment

The proposed extension is located to the rear of the dwellinghouse, it will not be nearer to the highway than the main dwellinghouse. The extension does not exceed 4 metres in height within 2 metres of the boundary. There will not be an increase in the cubic content of the building by more than 70 cubic metres.

The existing single storey extensions will be removed to allow for the proposed extension. The property has no other extensions, there is a garden shed which will be more than 5 metres from the dwellinghouse as extended.

Recommendation

Issue Certificate of Lawfulness for Proposed Development.

Reason: - The proposal constitutes 'development' as defined by section 55 of the Town and County Planning Act 1990 but is permitted by Class A Part 1 of Schedule 2 of the Town and County Planning (General Permitted Development) Order 1995 (as amended).

Case Officer... V Baker ..... Date... 16/4/08.

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