Development Control – Delegated Officer Report

Application Number: AWDM/0516/14 **Recommendation – Prior Approval not required**

Site: **30 Blacksmiths Crescent, Sompting**

Proposal: **Householder application for prior approval for rear conservatory measuring 3.5m from the rear wall of the original dwelling, maximum height 3.14m and height of eaves 2.06m**

SITE AND SURROUNDINGS:

The application site relates to a semi-detached two storey property located within a residential road on the easterly side of Blacksmiths Crescent.

PLANNING HISTORY:

None relevant

PROPOSAL:

This application is a householder application for prior approval, no letters of neighbouring representation have been received in response to the publicity undertaken. One letter of support has however been received from the Clerk of Sompting Parish Council. The proposal has therefore been assessed against whether it meets the requirements of the Town and Country Planning (General Permitted Development) (England) Order 1995 as amended.

The proposal comprises a single storey conservatory extension which would extend 3.5 metres from the existing rear elevation of the property, 3.5 metres in width and 3.14 metres in height. The proposed extension would incorporate a hipped roof and the exterior walls of the conservatory would be predominantly glazed with some brickwork to match the main dwelling. The proposed ramp shown on the submitted drawings cannot be considered under this prior approval application and the Applicant has been advised of this on validation of the application.

RELEVANT LEGISLATION:

The Town and Country Planning (General Permitted Development) (England) Order 1995 (as amended) Schedule 2, Part 1, Class A (enlargement, improvement or any other alteration to a dwelling house).

REPRESENTATIONS:

No letters of neighbouring representation have been received.

The Clerk of Sompting Parish Council has written in to support the proposal.

ASSESSMENT:

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

Under Class A.1(e) of the GPDO 2013 amendment a single storey rear extension extending up to 6 metres from the rear elevation of a semi-detached property can be constructed under the property's permitted development rights. This is however providing that the height of the proposed does not exceed 4 metres, the conditions set out within Class A.4 are met and the remainder of the requirements set out within Class A are met. The proposed extension would extend 3.5 metres from the rear elevation of the original dwelling house and would incorporate a total ridge height of 3.14 metres and would therefore meet the requirements of Class A.1(e).

The requirements of Class A.4 have been met and no letters of representation have been received from neighbouring occupiers following the notification letters sent out by the Council. One letter of support has however been received from the Clerk of Sompting Parish Council.

The proposed conservatory extension would not extend beyond the eaves line of the original dwelling house and the addition would not exceed 50% of the total curtilage of the site. The extension would be within 2 metres of the north-easterly boundary but the height of the eaves of the conservatory would measure under 3 metres in height. The proposal would not include the provision of a raised platform, microwave antenna or any chimney or flue. The proposed conservatory would therefore meet the other requirements set out within Class A and can be constructed under the property's permitted development rights without the benefit of planning permission.

RECOMMENDATION: Prior Approval not required.

DELEGATED

Case Officer Sign: Rebecca Tier Date 5th June 2014

Authorising Officer Sign Jo Morin Date 06.06.2014